

2.16 Tourist Commercial (TC)

2.16:1 Purpose

This district provides for the location of tourist commercial uses which serve the traveling public.

2.16:2 Principal Uses Permitted Outright

1. Automobile service station.
2. Gift or antique shop.
3. Barber or beauty shop.
4. Hotel or motel.
5. Eating or drinking.
6. Grocery store.
7. Agriculture.
8. Recreation vehicle parks and campgrounds intended to allow the general public temporary, short term accommodations.
9. Planned Districts conforming to the PD section of this ordinance.
10. Marina and boat launch facilities, including boat maintenance facilities.

2.16:3 Conditional Uses

1. Building or structure of two (2) stories or over fifty (50) feet in height.
2. Truck stop facility.
3. Buildings and uses of a public works, public service, or public utility nature, but not including equipment storage or repair yards, warehouses, or related activities.
4. Commercial recreation facility .
5. Repair garage provided there is no outside repair or storage.
6. Any other uses judged by the Board of Adjustment to be consistent with the purposes and intent of this chapter and to be no more detrimental to the adjacent

properties than, and of the same type and character as, the above listed uses.

2.16:4 Signs

In a TC zone, the following signs are permitted:

1. Advertising signs and outdoor advertising structures not exceeding three hundred (300) square feet in area and not exceeding thirty-five (35) feet in height.
2. Signs may be illuminated but shall not be of a flashing or moving type.
3. Section also Section 4.5.

2.16:5 Density Provisions

1. The minimum lot size shall be that necessary for the protection of public health, as determined by the Planning Director and the District Health Officer.
2. Maximum building height: 45 feet.
3. Minimum front yard depth: 20 feet.
4. Minimum side yard depth when adjacent to a public right of way: 20 feet.
5. Minimum rear yard depth when adjacent to a residential zone: 20 feet.

2.16:6 Accessory Uses and Exceptions

The accessory uses and exceptions permitted outright in the TC district are as follows:

1. Uses and structures customarily incidental to a principal use permitted outright.
2. The accessory exceptions which may be authorized by the Board of Adjustment in the TC district are those uses customarily incidental to conditional exceptions.

2.16:7 Parking

Minimum off-street parking at a ratio of two (2) square feet per one (1) foot of floor space. See also Section 4.2.

2.16:8 Utilities

All utilities serving a TC district shall be underground.