

801.02 PERMITTED PRINCIPAL USES AND STRUCTURES: The following shall be permitted as uses by right:

(1) Retail and Service which provide services or supply commodities primarily for the convenience of patrons traveling on state highways and major county road entrances to the community including:

Auditorium, exhibition hall, club

Auto and truck parts stores (retail only)

Athletic complexes and health centers

Barber, beauty, tanning, and manicure shops

Bars, cocktail lounges or nightclubs

Boat sales and services

Bowling alley

Bus depots and transit stations

Car and truck sales, both new and used, with full service and repairs

Car wash

Convenience stores with gasoline sales

Dry cleaning and laundry establishments

Feed, grain, and fertilizer sales

Furniture stores

Garden and lawn supplies stores, nurseries and greenhouses

Hotels and motels

Ice cream and confectionery stores

Lumber and building materials

Medical, Dental or Health Clinic

Offices

Plumbing and heating services

Recreational vehicle sales and service

Rental and lease establishments, inside storage only

Restaurants, including drive in restaurants

Sign Shops

Soda fountains

Theaters

Veterinary services and small animal hospitals

(2) Any principal permitted use in the CCB Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains 7,500 square feet or more.

(3) Signs subject to SECTION 1114 of this Ordinance.

(4) Roadside rest areas.

(5) Row crop agricultural production (planting, fertilizing, harvesting) or alfalfa / feed grass production on parcels which have been regularly used for such production prior to January 1, 2011. No parcel in this zoning district shall be switched to this Use from a different use. Parcels three (3) acres or larger may continue with this Use and other Permitted or Excepted Uses with a minimum separation of fifty (50) feet from any other Use.

801.03 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

(1) Accessory uses and structures normally appurtenant to the permitted uses and structures shall be permitted including the following:

(2) Offices and retail stores incidental to and on the same site with a highway commercial establishment prescribed in SECTION 801.02 of this Ordinance.

801.04 EXCEPTIONS: After the provisions of this Ordinance relating to exceptions have been fulfilled, the City Council may permit the following conditional uses as exceptions in the A/CH Highway Commercial District in accordance with ARTICLE 14 of this Ordinance.

(1) Automobile service stations

(2) Car and truck detailing shops; provided that no repair garage work is done

(3) Repair Garages

(4) Car and truck sales, both new and used, without full service and repairs

(5) Storage Units, Mini;

(6) Contract construction offices and services, when all materials are contained within the walls of the building

(7) Farm implement and farm machinery fabrication, sales and service, and farm equipment and supplies, sales and service

(8) Mobile Home sales

(9) Amusement parks; carnivals, circuses, outdoor festivals and other transient amusement enterprises; drive in theaters; golf driving ranges; pony rings; skating rinks; and miniature golf course;

(10) Churches and other religious institutions;

(11) Private clubs and lodges;

(12) Public buildings and grounds;

- (13) Go Cart race tracks.
- (14) Overnight recreational vehicle parking areas limited to six spaces in conjunction with another permitted use.
- (15) Multi family dwellings.
- (16) Family day care home, group day care home, or day care center.
- (17) Public Utility structures, services and facilities
- (18) Any principal permitted use in the CCB Central Business District as specified in Section 802.02 if the total structure or building contains principal uses and structures specified in Section 802.02 and such building or structure contains less than 7,500 square feet.
- (19) Rental and lease establishments, outside storage; provided however, no rental or lease establishments for construction equipment shall be allowed.
- (20) Storage, Indoor and Outdoor: All outdoor storage areas which are located within one hundred feet (100') of the right of way, or within five hundred feet (500') of a Federal Aid Primary or Federal Aid Secondary designated street or highway, shall be hard surfaced with concrete, asphalt, recycled asphalt or asphalt millings.
- (21) Recreational Vehicle (RV) Park: RV (also known as a motor home, pull-behind trailer or fifth-wheel trailer) parking shall not be permitted on lots with direct access from a Federal-Aid Primary or Federal-Aid Secondary designated street or highway. RV parks must have accepted connections to the City's sanitary sewer system and to the City's water system with at least one backflow preventer installed at the water meter's connection to the City's water source. Backflow preventers must be maintained per the City of Blair's Municipal Code. Any modification of the sanitary sewer or water requirements must be approved through the City Council as part of the Conditional Use Permit. The Accessory structures are not permitted at the individual RV pads.
- (22) Pet Services, as defined in Section 303.01, subject to the Nebraska Department of Agriculture's Rules and Regulations pertaining to commercial services for Dogs and Cats, as amended