

## CHAPTER 8

### "HC" HIGHWAY COMMERCIAL DISTRICT

#### Section: 1.08

- 1.0801 Purpose
- 1.0802 Use Regulations
- 1.0803 Special Exceptions
- 1.0804 Site Development Regulations
- 1.0805 Additional Regulations

1.0801 PURPOSES: The "HC" Highway Commercial District is intended predominantly for commercial and selected industrial activities of a service nature which typically have operating and traffic generation characteristics requiring location on a major trafficway. Site development regulations and performance standards are intended to ensure adequate access to and from all uses.

1.0802 USE REGULATIONS: The following uses are permitted:

#### 1. Commercial Uses

- Administrative and Business Offices
- Agricultural Sales and Services
- Automotive Rentals
- Automotive Sales
- Automotive Repair Services
- Automotive Washing
- Building and Maintenance Services
- Business Support Services
- Business Trade Schools
- Campground
- Commercial Off-Street Parking
- Communication Services
- Construction Sales and Service
- Consumer Repair Services
- Convenience Storage
- Cocktail Lounge
- Equipment Sales
- Equipment Repair Services
- Financial Services
- Funeral Services
- General Retail Sales
- General Food Sales [Added Resol. 102389A]
- Hotel-Motel
- Indoor Sports and Recreation
- Indoor Entertainment
- Laundry Services
- Liquor Sales
- Medical Offices
- Personal Services
- Pet Services

Professional Offices  
Research Services  
Restaurant  
Service Station  
Vehicle Storage

2. Civic Uses

Administrative Services  
Ambulance Services  
Club or Lodge  
Day Care Services (limited)  
Local Utility Services  
Maintenance/Service Facilities  
Park and Recreation Services  
Postal Facilities

3. Agricultural Uses

Horticulture  
Crop Production

1.0803 SPECIAL EXCEPTIONS: The following use types may be allowed, subject to approval by the Board of Adjustment:

1. Residential Uses

Single Family Residential  
Duplex Residential  
Multi-Family Residential  
Group Residential

2. Commercial Uses

Kennels  
Outdoor Sports and Recreation  
Outdoor Entertainment  
Scrap and Salvage Services  
Veterinary Services  
Restricted Food Sales [added Resol.102389A]

3. Industrial Uses

Custom Manufacturing  
General Warehousing  
Light Manufacturing  
Limited Warehousing and Distribution

4. Civic Uses

Cultural Services  
Day Care Services (General)  
Detention Facilities  
Guidance Services  
Hospital Services  
Primary Educational Facilities  
Public Assembly  
Religious Assembly

Residential Care Services  
 Safety Services  
 Secondary Educational Facility  
 Transportation Terminals

1.0804 SITE DEVELOPMENT REGULATIONS: Each site in the Highway Commercial "HC" District shall be subject to the following site development regulations, except as provided by Section 1.0805.

<u>Feature</u>	<u>Regulations</u>
Lot Size	Minimum lot area, 10,000 square feet
Lot Width	Minimum lot width, 100 feet
Height	Maximum height, 60 ft., but limited to 35 ft. on any portion of a site within 100 ft. of property classified as A, R1 or R2.
Front Yard	Minimum required setback, 25 feet
Street Side Yard	Minimum required setback, 25 feet
Interior Side Yard	No requirement except 10 feet from residential districts.
Rear Yard	Minimum, 10 feet
Building Coverage	Maximum coverage, 75 percent of the lot area.
Impervious Coverage	Maximum coverage, 90 percent of the lot

1.0805 ADDITIONAL REGULATIONS: (Residential Uses) Sites in the "HC" District which are, or are to be occupied by residential uses shall be subject to the following site development regulations in lieu of any corresponding regulations in Section 1.0804.

<u>Feature</u>	<u>Regulation</u>
Residential Density	Minimum site area per dwelling unit, 2000 square feet.
Height	Maximum height, 50 feet, but limited to 35 feet on any portion of a site within 100 feet of property classified as A, R-1 or R-2.
Front Yard	Minimum required setback, 25 feet.
Street Side Yard	Minimum required setback, 25 feet.

Interior Side Yard	Minimum required setback, 12.5 feet.
Rear Yard	Minimum required setback, 25 feet.
Building Coverage	Maximum coverage, 50 percent of the lot area