

SECTION 10.9 HC HIGHWAY COMMERCIAL ZONE

- A. **PURPOSE:** This zone is established to primarily provide for limited retail, service, and other uses which are oriented towards serving the needs of the traveling public or which require immediate access to the regional transportation system.
- B. **PERMITTED USES**
1. Automobile, motorcycle, and truck sales, new or used
 2. Automotive service and repairs, providing that all business activities shall be conducted within a completely enclosed building
 3. Banks and other financial institutions, including savings, loan, and finance companies, with drive through facilities
 4. Boat and other marine equipment sales and service, new and used
 5. Bowling alleys
 6. Car wash
 7. Eating and drinking places, including drive-ins
 8. Hotels and motels
 9. Mobile home and trailer sales, rental and service (new and used)
 10. Off-street parking lots and garages
 11. Police and fire stations
 12. Skating rinks, golf driving ranges, miniature and par-3 golf courses
- C. **ACCESSORY USES**
1. Customary accessory structures and uses
 2. Fences and/or walls, as regulated by Article XIII of this ordinance
 3. Signs, as regulated by Article XIV of this ordinance
 4. Uses as listed below, included within and entered from within, any motel or hotel, as a convenience to the occupants thereof, and their customers providing that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building;
 - a. barber shops
 - b. beauty shops
 - c. news and confectionery stands
 - d. eating and drinking places
 5. Child care centers for the use of employees of the business operating and work at business located within this zone. The operator of the day care center shall maintain a log book referencing the employee and employer and child's name.

D. AREA AND HEIGHT REGULATIONS

1. Minimum Lot Area - Ten thousand (10,000) square feet
2. Minimum Lot Width At Building Setback Line - Seventy (70) feet
3. Minimum Front Yard Depth - Fifty (50) feet
4. Minimum Side Yard Width - No restrictions, except when adjacent to a dedicated street, road, highway, or other right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. In the event a side yard is provided, it shall never be less than fifteen (15) feet
5. Minimum Rear Yard Depth - Fifteen (15) feet
6. Maximum Building Height - Forty (40) feet
7. In the case of this zone, more than one principal structure, as herein defined, may be constructed on one lot

E. OTHER DEVELOPMENT CONTROLS

1. Off-street parking and loading and/or unloading areas shall be provided in accordance with Articles XI and XII of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from any use located within this zone onto any street or into any adjacent property.
4. Screening areas and additional setbacks shall be provided in accordance with Section 9.15 of this ordinance.
5. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All utilities must be underground in a new subdivision or development when transmission lines have to be extended or altered.
8. A development plan, as regulated by Section 9.17 of this ordinance, shall be required for any permitted use in this zone.