
SECTION 10.18 HC (HIGHWAY COMMERCIAL) ZONE

A. 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-in windows
4. Boat and other marine equipment sales and service, new and used
5. Bowling alley
6. Convenient stores
7. Eating establishments, including drive-ins
8. Hotels and motels
9. Off-street parking lots and garages
10. Offices
11. Package liquor and wine store
12. Police and fire stations
13. Service stations (including auto repairing, providing all repair work, except that of a minor nature -- e.g., change of fan belt, minor carburetor adjustment, tire removal and/or replacement, windshield wiper replacement, etc. -- is conducted wholly within a completely enclosed building on a major arterial road)
14. Theaters
15. Hospitals (Human Care)

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Swimming pools, indoor and outdoor, in connection with motel or hotel
5. Uses as listed below, included within and entered from within, any motel or hotel building, 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 shop
 - b. Beauty shop
 - c. News and confectionery stand

- C. **CONDITIONAL USES:** The following uses or any customary accessory buildings or uses, subject to the approval by the board of adjustment, as set forth in Sections 9.14 and 18.7 of this ordinance:
1. Taverns, provided the conditional use is not within one thousand (1,000) feet of another tavern, a structure used for a public or parochial school, or a church; and complies with all other federal, state, and local laws. Distances indicated are as measured in a straight line between those portions of the structure closest to each other.
- D. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum site for a highway commercial zone - Twenty-two thousand five hundred (22,500) square feet
 2. Minimum front yard depth - Fifty (50) feet
 3. Minimum side yard width on each side of lot - Fifteen (15) feet
 4. Minimum rear yard depth - Fifteen (15) feet
 5. Maximum building height - Fifty (50) feet
 6. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.
- E. **OTHER DEVELOPMENT CONTROLS:**
1. Off-street parking and loading and/or unloading 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 this zone onto any street, or into any adjacent property.
 4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
 5. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use in this zone.
 6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
 7. All utilities must be underground when new development occurs.