

**SECTION 10.20 HC-3 (HIGHWAY COMMERCIAL - THREE) ZONE****A. PERMITTED USES**

1. Automobile sales, new
2. Hotels
3. Offices
4. The sale of used automobiles, provided that the automobiles for sale are:  
(i) predominantly not older than 6 years, with an unaltered odometer indication of no more than 60,000 miles and (ii) without flood or frame damage; but this use shall not include any of the following uses, which are prohibited:
  - a. The use of loudspeakers
  - b. Automobiles for sale displayed with hoods open
  - c. The use of promotional gimmicks, like balloons, dirigibles and other inflateables, streamers, shoe polish on windshields, and flags other than one United States, Kentucky, and Erlanger flag

**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 a hotel
5. Uses as listed below, included within and entered from within any 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
  - d. Liquor and wine store
6. Vehicle repair, provided all activities are conducted wholly within a completely enclosed building

**C. AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter except in accordance with the following regulations:

1. Minimum lot area - Two (2) acres
2. Minimum front yard depth - One hundred (100) feet

3. Minimum side yard width on each side of lot - Twenty-five (25) feet
4. Minimum rear yard depth - Twenty-five (25) feet
5. Maximum building height - Eighty (80) feet
6. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot.

D. 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. Screening and landscaping shall be provided in accordance with 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 shall be underground when new development occurs.