

**SECTION 10.16 HC (HIGHWAY COMMERCIAL) ZONE****A. PERMITTED USES**

1. Automobile laundry
2. Automobile, motorcycle, and truck sales, new or used
3. Automotive service and repairs, providing that all business activities shall be conducted within a completely enclosed building
4. Boat and other marine equipment sales and service, new and used
5. Eating establishments and taverns, including drive-ins
6. Hotels and motels
7. Mobile home and trailer sales, rental and service (new and used)
8. Off-street parking lots and garages
9. Police and fire stations
10. Service stations
11. Skating rinks, golf driving ranges, miniature and par-3 golf courses

**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

**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 - 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 on each side of lot - 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. When buildings abut each other, firewall construction, as required by the building code, shall be required. 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 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 materials, supplies, or products shall be permitted in this zone.
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, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
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 any new development occurs.
8. No outdoor storage of any waste materials shall be permitted in this zone, except within enclosed containers.
9. Business buildings within this zone may outline the top of the building on three (3) sides with a single strand of LED building accent lights.
10. No lighting shall be permitted that would glare from this zone onto any street or into any residential zone
11. No Animated, projecting, revolving, and moving lights, including those which create the appearance of animation, projection, revolving, or movement, or utilize flashing or intermittent lights, or lights of changing degrees of intensity shall be permitted.