
SECTION 10.9 HC (HIGHWAY COMMERCIAL) ZONE**A. PERMITTED USES:**

1. Automotive service and repair.
2. Bank, and other financial institutions including loan, savings, and finance companies, with drive - in windows.
3. Catering.
4. Computer service and repair.
5. Eating and drinking places, including drive – ins, and drive-thrus.
6. Household and electrical appliances, sales and service.
7. Motor vehicle parts, wholesale and retail sales.
8. Off - street parking lots and/or garages.
9. Police and fire stations.
10. Privately owned and/or operated recreational uses, including, but not limited to, indoor soccer, cheerleading, and gymnastic facilities.
11. Nursery schools.
12. Storage facilities.
13. Home improvement design, sales, service and installation, including the fabrication of such products.
14. Professional Offices

B. ACCESSORY USES:

1. Customary accessory buildings and uses.
2. Fences and walls, as regulated by Article XVI of this Ordinance.
3. Signs, as regulated by Article XV of this Ordinance.
4. 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, provided 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 stands.
 - d. eating establishments and taverns.

C. CONDITIONAL USES: No building or occupancy permit shall be issued for any of the following, nor shall any of the following uses or any customary accessory buildings or uses be permitted until and unless the location of said use is applied for and approved by the Board of Adjustment, as set forth in Section 9.13 of this Ordinance:

1. 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 and providing further that such service station is located adjacent to an arterial street).
- D. 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. In the case of this zone, more than one principal building, as herein defined, may be permitted on one lot.
 2. Minimum Lot Width at Building Setback Line - Fifty (50) 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 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 Park Hills 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 - five (45) feet.
 7. In the case of this zone, more than one principal building, as herein defined, 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 XIII and XIV of this Ordinance.
 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers, except for home improvement design, sales, service and installation uses, which shall meet the following standards:
 - a. The outdoor storage and display of materials shall not exceed 25 percent of the gross floor area of the principal structure, and in no case be greater than 1,000 square feet.
 - b. Any outdoor storage and display must be within the side or rear yard and no further than 50 feet from the building, and at least 50 feet from any right-of-way.
 - c. The outdoor storage and display of materials shall not exceed 8 feet in height.
 - d. The outdoor storage and display area shall be screened by one of the following:

- i. 1 tree per 35 feet of linear boundary, or fraction thereof, from either List A (shade trees or List B (flowering and non-flowering trees), plus a single row hedge from either List D (deciduous shrubs) or List E (evergreen/broadleaf shrubs)
 - ii. A double row, staggered planting of trees from List C (evergreen/broadleaf trees) at 15 feet on center
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right - of - way, or into any adjacent property.
4. Screening and landscaping shall be provided, as regulated by Section 9.16 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
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. A site plan, as regulated by Section 9.18 of this Ordinance shall be required for any use in this zone.
7. Off - street parking and loading and/or unloading areas may be located in front and side yard areas in this zone provided that no off - street parking areas shall be closer than fifteen (15) feet to the streets, road, highway, or right - of - way line or boundary line of any adjacent district. This fifteen (15) foot area shall remain open and unobstructed except items specifically permitted in yards in this Ordinance.
8. Business activities permitted within this zone shall be conducted within a completely enclosed building with the exception of off - street parking, loading and/or unloading areas, providing, however, that temporary parking of vehicles to be repaired or serviced may be allowed if stored within an area completely enclosed on all sides by a fence or wall, as regulated by Article XVI of this Ordinance. The outdoor storage and display of materials is permitted for home improvement design, sales, service and installation uses is permitted pursuant to the requirements of subsection E., 2., above. The fabrication associated with home improvement design, sales, service and installation uses must be within a completely enclosed structure.