
SECTION 10.10 HC (HIGHWAY COMMERCIAL) ZONE

A. PURPOSE: This zone is established to provide for limited retail, service, and other uses which are oriented towards serving the traveling/transient public or which require immediate access to the regional transportation system.

B. PERMITTED USES

1. Automotive, motorcycle, and truck sales, new or used
2. Automotive service and repairs, provided that all business activity shall be conducted within an enclosed building.
3. Banks and other financial institutions, with or without drive-through facilities
4. Boat and other marine equipment sales and service, new or used
5. Convenience stores
6. Eating establishments and taverns, with or without drive-in/drive-through facilities
7. Hotels and motels
8. Off-street parking lots and garages
9. Police and fire stations
10. Service stations (including auto repairing, provided all 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)
11. Theaters
12. Indoor Athletic facilities and sporting goods and apparel
13. Consumer Fireworks Sales as defined in KRS 227.702 provided that the entire building housing the firework sales as the primary source of business is within 300 feet of and the land on which the building is located is adjacent to a Federal Interstate Highway and providing all sales are conducted indoors (i.e. no tents, stands or other temporary structures).

C. ACCESSORY USES

1. Customary accessory structures and uses
2. Fences and/or walls, as regulated by Article XII 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, 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 shops
 - b. Beauty shops
 - c. News and confectionery stands
 - d. Restaurants
5. Outdoor dining
- D. **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 and uses be permitted until and unless the location of said use shall have been applied for and approved by the Board of Adjustments as set forth in Section 9.12.
- 1. Outdoor athletic fields lying within the 100 year floodplain of the Licking River shall be permitted as accessory uses to the use and operation of an indoor athletic facility in this zone.

In addition to the outdoor athletic fields permitted as accessory uses in Section C., 1., above, one (1) outdoor athletic field, with an actual field of play no larger than 80 yards by 120 yards, shall be permitted as an accessory use to the use and operation of an indoor athletic facility in this zone.
 - 2. Full service car wash
- E. **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 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 defined herein, may be constructed on one lot
- F. **OTHER DEVELOPMENT CONTROLS**
- 1. Off–street parking and loading and/or unloading areas 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.
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. No motor vehicle, which is inoperable or trailer which is usable or unusable, shall be stored on any lot or parcel in this zone unless it is within a completely enclosed building.
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. Where any side and/or rear yard of any use permitted in this zone abuts property in a residential zone, a minimum yard requirement of fifty (50) feet shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this Ordinance.
7. 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 9.19 of this ordinance, shall be required for any permitted use in this zone.