

Section 3.10. HC, Highway Commercial District

(a). Permitted Principal Uses and Structures.

- (1). Commercial developments up to 30,000 square feet in total floor area
- (2). Professional and business office projects and medical or dental clinics up to 30,000 square feet in total floor area with no associated outside on-site storage of related equipment
- (3). Retail
- (4). Restaurants
- (5). Post offices
- (6). Garden shops, including the sale of plants, fertilizers, and customary garden supplies, equipment, and furniture. Storage and sales areas for plants and live vegetation may be outside the building(s)
- (7). Indoor commercial recreational facilities such as motion picture theatres, swimming pools, bowling alleys, billiards, indoor pickleball courts, gyms, health spas and clubs, and similar uses
- (8). Vocational, trade, business schools, colleges, and universities
- (9). Package stores for the sale of liquor
- (10). Banks and other financial institutions
- (11). Animal hospitals with the boarding of animals in completely enclosed buildings
- (12). Adult congregate living facilities
- (13). Funeral homes, crematoria
- (14). Laundromats and dry-cleaning facilities
- (15). Child and adult daycare facilities
- (16). Photocopying facilities
- (17). Pharmacies
- (18). Art galleries, museums, community centers, libraries, live stage production theatres
- (19). Bars, cocktail lounges, nightclubs, and taverns for on-premises consumption of alcoholic beverages greater than one thousand (1,000) feet from a church or school
- (20). Essential and emergency services

(b). Permitted Accessory Uses.

- (1). Warehousing, accessory to merchandise showroom, within an enclosed building, outdoor storage specifically prohibited unless approved by Special Exception.
- (2). Outdoor dining areas
- (3). Uses and structures which are customarily incidental and subordinate to permitted uses

(c). **Uses Permitted with Conditions.**

- (1). Commercial and office uses exceeding 30,000 square feet, within the categories listed in (a) (1) and (2) above.
- (2). Automotive/Boat/ Manufactured home sales and/or service excluding tandem wheel or dual wheel vehicles usually associated with commercial or industrial uses and associated services, provided that all servicing or repair is done within a completely enclosed building.
- (3). Convenience stores/service stations/repair garages.
- (4). Drive-through window facilities, including drive-through or fast food restaurants.
- (5). Essential services, 1 & 2
- (6). Hotels/Motels/Inns
- (7). Parking structure
- (8). Temporary uses and outdoor sales of seasonal agricultural products
- (9). Permanent canopy shade structures associated with recreational facilities or school playgrounds.
- (10). Mobile food dispensing vehicles on a development property with the permission of the property owner and subject to the applicable provisions of Article 4 of this Chapter.
- (11). Car Wash

(d). **Prohibited Uses and Structures.** Any use or structure not specifically, provisionally or by reasonable implication permitted herein or permissible by special exception.

(e). **General Requirements.** Buildings shall comply with the Architectural Provisions of Article 7.

(f). **Special Exceptions.** The following uses are also subject to applicable provisions of Article 4 of this Chapter.

- (1). Churches
- (2). Package stores for sale of alcoholic beverages
- (3). Marinas
- (4). Bars and nightclubs
- (5). Sales and display in other than completely enclosed buildings of any merchandise otherwise allowed as a permitted use in this district.
- (6). And any such other uses as deemed appropriate in the district by the Zoning Official.
- (7). Motor bus terminals
- (8). Adult Establishments
- (9). Miniature golf courses
- (10). Helistop

- (11). Wireless communication facilities
- (12). Kennels, Indoor/outdoor
- (13). Private clubs and lodges, and libraries (but not adult clubs, bottle clubs or adult bookstores, or any other use that may be considered detrimental)
- (14). Permanent shade structures associated with auto-oriented and auto-dependent uses

(g). Development Standards.

- (1). Minimum lot area, all development, 20,000 square feet
- (2). Minimum front yard, 10 feet
- (3). Minimum side yard, 5 feet; abutting a street, 10 feet
- (4). Minimum rear yard, 25 feet
- (5). Accessory structure setback, 5 feet.
- (6). Waterfront setback, 25 feet for all permanent structures
- (7). All lots must front along a minimum of 35 feet of publicly dedicated right-of-way in order to be built on. Minimum lot width at the building line shall be 50 feet.
- (8). Frontage build-out shall be 45 percent of the street face. When a parcel has more than one (1) street frontage and only one (1) side lot line, the frontage requirement may be on the primary street only.
- (9). Maximum height of 2 stories, or 35 feet above BFE.

Section 3.11. Reserved

Section 3.12. P, Public District

This District is intended to apply to land owned by Municipal, County, State, Federal governments or their agencies. It is further intended not to prohibit, restrict, or hinder these governments or agencies from free use of such publicly owned properties.

(a). Permitted Principal Uses and Structures.

- (1). Schools
- (2). Parks, tennis courts, athletic grounds
- (3). Playgrounds
- (4). Publicly owned utilities
- (5). Public auditoriums
- (6). All other civic uses