

**SECTION 10.19 HC-2 (HIGHWAY COMMERCIAL TWO) ZONE**

- A. **PURPOSE:** The purpose of the HC-2 Zone is to provide locally oriented services, either retail, recreational or office uses, in areas located near or adjacent to interstate highways and arterial roads. Such uses would serve to accommodate the service demands of an expanding local population. These types of uses are intended to serve the local population and the region. Such districts shall be located near or adjacent to interstate highways and/or along arterial roads whereby access and visibility are required to serve local and regional residents.
- B. **PERMITTED USES**
1. Apparel shop
  2. Art supplies
  3. Automobile, motorcycle and truck sales, new
  4. Automobile used car sales, provided the automobiles for sale are:
    - (a) predominantly not older than six (6) years with an unaltered odometer indication of no more than 60,000 miles
    - (b) without flood or frame damage, but this use shall not include any of the following uses, which are prohibited:
      - (1) the use of loudspeakers
      - (2) automobiles for sale displayed with open hoods
      - (3) the use of promotional gimmicks, like balloons, dirigibles and other inflatable's, streamers, shoe polish on windshields, flags other than one (1) United States, Kentucky and Erlanger flag
  5. Bakery and bakery goods store, provided the products are sold exclusively on the premises
  6. Banks and other financial institutions, with drive-in windows
  7. Barber shops
  8. Beauty shops
  9. Book, stationary, or gift shop
  10. Camera and photographic supplies
  11. Candy store, soda fountain, ice cream store, excluding drive-ins
  12. Carpet store
  13. Clinics, medical or dental
  14. Convenient stores
  15. Daycare center
  16. Delicatessen
  17. Department stores or general merchandise stores
  18. Drug store

19. Dry cleaning
20. Eating and drinking establishments, including alcoholic beverages
21. Florist, excluding greenhouses
22. Food store and supermarkets
23. Furniture store
24. Garden and landscaping sales and supplies, excluding greenhouses
25. Hardware store
26. Hotels and motels, including convention facilities
27. Household and electrical appliance stores, including incidental repair
28. Institutions for higher education
29. Jewelry store, including repair
30. Music and musical instrument store
31. Nursing home
32. Off-street parking garages
33. Offices
34. Package liquor and wine stores
35. Paint and wallpaper store
36. Recreational centers, gyms, clubs and similar athletic uses
37. Sporting goods store
38. Theaters and amphitheaters
39. Toy store
40. Hospitals (Human Care)

C. 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 hotels and motels

D. AREA AND HEIGHT REGULATIONS:

1. Minimum lot area – One (1) acre. However, a small lot of fifteen thousand (15,000) square feet will be permitted provided it is an out lot of a larger development.
2. Minimum lot width at building setback line – One hundred (100) feet; Seventy (70) feet for an out lot
3. Minimum front yard depth – Thirty (30) feet
4. Minimum side yard width – Ten (10) feet
5. Minimum rear yard depth – Twenty (20) feet
6. Maximum height – Fifty (50) feet
7. In the case of this zone, more than one principal building, as defined herein, 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 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. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, and the required screening, as regulated by Section 9.17 of this ordinance.
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. All 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, and the outside dining of the eating and drinking establishments.
7. A site plan, as regulated by Section 9.19 of this ordinance, shall be required for any use permitted in this zone.
8. All utilities must be underground when new development occurs.