

PART 3: DISTRICT REGULATIONS

SECTION 313: HC – HIGHWAY COMMERCIAL DISTRICT

313.10. Intent.

The Highway Commercial (HC) District is designed to accommodate large-scale commercial uses along SR 18 designed to serve vehicular traffic.

313.20. Permitted Uses.

The following is a list of uses that are permitted by right, special exception, conditional use or as an accessory use:

| <u>Use</u> | <u>Subject to Additional Regulations §</u> |
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| PERMITTED USES BY RIGHT | |
| Animal Daycare and Boarding Facility | §321.50 |
| Animal Grooming and Retail Operations | §321.60 |
| Animal Kennel | §321.70 |
| Automobile Gas Station | §321.90 |
| Automobile/Equipment Sales | §321.100 |
| Automobile Repair Garage | §321.110 |
| Automobile Service Station | |
| Bar/Night Club | §321.130 |
| Brewpub | §321.160 |
| Business Services | |
| Call Center | |
| Car Wash | §321.180 |
| Crematory | |
| Day Care Center | |
| Distribution Center | §321.490 |
| Emergency Services, Private | |
| Emergency Services, Public | |
| Essential Services | |
| Financial Institution | |
| Forestry/Woodlot | |
| Funeral Home | |
| Gallery | |
| Greenhouse | |
| Health and Fitness Center | |
| Hospital | |
| Hotel/Motel | |
| Massage Parlor | |
| Medical Office and Clinic | |
| Office | |
| Personal Services | |
| Pharmacy | |
| Place of Worship/Assembly | §321.360 |
| Private Club | |
| Recreation Facility: Commercial/Private | §321.380 |

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| Recreation Facility: Public | |
| Restaurant | |
| Retail Store | |
| Shopping Center | |
| Studio | |
| Theater/Auditorium | |
| Veterinary Services | |
| Wholesale Landscaping | |
| SPECIAL EXCEPTIONS | |
| Brewery | §321.150 |
| Wireless Communications Facility: New Tower in the Right-of-Way | §321.470 |
| ACCESSORY USES | |
| Drive-Through | §321.220 |
| Home-Based Business (no impact) | |
| Solar Energy System: Small | §321.420 |
| Vehicle Charging Station | |
| Wind Facility, Small | §321.460 |
| Wireless Communications Facility: New Tower on Existing Building/Structure | §321.470 |
| Wireless Communications Facility: Co-Location on Existing Tower Located on Building/Structure (inside or outside the public ROW) | §321.470 |
| Wireless Communications Facility: Antenna Mounted on Existing Building or Tower | §321.470 |

313.30. Lot, Yard and Height Requirements for HC.

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|---------------------------------|----------------|
| Minimum Lot Area | 40,000 sq. ft. |
| Minimum Lot Width | |
| Corner Lot | 180 ft. |
| Interior Lot | 150 ft. |
| Front Yard Setbacks | 10 ft. |
| Minimum Side Yard | 20 ft. |
| Minimum Rear Yard | 50 ft. |
| Maximum Structure Height | 60 ft. |
| Maximum Lot Coverage | 40% |