

ARTICLE VII  
**Highway Commercial District (HC)**

**§ 575-26. Intent.**

The intent of the Highway Commercial District is to promote the following:

- A. To permit a concentration of retail establishments, commercial offices, and community facilities that may be too large or intensive to adapt to a downtown or village setting;
- B. To minimize the impacts of highway commercial activity;
- C. To encourage the clustering of commercial establishments;
- D. To encourage shared development features; and
- E. To meet minimum standards of health, safety and welfare by protecting against hazards and nuisances.

**§ 575-27. District regulations. [Amended 5-3-2010 by Ord. No. 05032010-01; 4-16-2018 by Ord. No. 041618-01]**

Only uses listed below shall be permitted in the Highway Commercial District. All uses must conform to the lot, yard setback, and maximum height requirements stipulated herein, as well as other appropriate requirements of this chapter.

Highway Commercial Regulations							
Permitted Uses	Lot Requirements			Yard Setback and Height Requirements (feet)			
	Minimum Lot Size	Minimum Width (feet)	Maximum Impervious Coverage	Front Yard	Side Yard	Rear Yard	Maximum Height
<b>Primary Uses</b>							
All retail establishments for the sale, service, and rental of goods	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	30% buildings; 70% total impervious	50	15	50	35
Eating and drinking establishments							
Hotels and motels							
Professional offices							
Business and financial services							
Personal services							
Instruction of fine arts							
Photography studios							
Motor vehicle services and sales							
Bus passenger services							
Automobile service stations							
Commercial parking lots							

Highway Commercial Regulations							
Permitted Uses	Lot Requirements			Yard Setback and Height Requirements (feet)			
	Minimum Lot Size	Minimum Width (feet)	Maximum Impervious Coverage	Front Yard	Side Yard	Rear Yard	Maximum Height
Primary Uses							
Transportation terminals	The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements contained in this chapter	150	30% buildings; 70% total impervious	50	15	50	35
Amusement enterprises							
Arenas, stadiums, and commercial auditoriums							
Motion-picture and other theaters							
Government offices							
Public and private institutions of higher education							
Emergency service facilities							
Community centers							
Clubs, lodges, and fraternal organizations							
Outpatient medical clinics and offices							
Adult day-care centers							
Hospitals							
Opticians and optical goods dealers							
Animal hospitals and veterinary offices							
Funeral homes/ mortuaries							
Self-storage facilities							
Essential services							
Places of worship							
Public or private schools							
Accessory uses customary to the above	See primary use above to which it is accessory						

### § 575-28. Design standards.

- A. Front yard landscaping strips shall be required along the road (see Article XX, Landscaping).
- B. Off-street loading spaces and outdoor storage areas (exclusive of outdoor sales) shall be

screened from the roads and adjoining properties (see Article XX, Landscaping).

- C. Shared parking facilities shall be required where applicable (see Article XIX, Off-Street Parking and Loading).
- D. On-site lighting of buildings and surrounding areas shall employ hooded or screened fixtures that confine glare to the site, and security lighting should be directed toward the building rather than the area around it.
- E. Speaker and/or public address systems used in external areas shall be designed to keep audible impact at ambient levels.