

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>
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	
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.

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%