

3.13 Highway Commercial (HC) District

3.13.1 Purpose

The HC district is intended to accommodate general business areas, highway-oriented commercial uses, wholesale operations, and similar uses that generate a large volume of traffic. This district is intended for general trades and commercial services located on major thoroughfares outside of central or local business districts. This district is particularly appropriate alongside major highway. This district draws highway uses, such as restaurants, service stations, and motels which are not totally compatible with shopping centers but which may be grouped together as highway service centers.

3.13.2 Density, Intensity and Dimensional Standards

A. HC District Lot Development Standards

| Development Element | Standard |
|---|---------------|
| Lot Size (minimum; shopping center / non-shopping center) | 3 ac. / 1 ac. |
| Front Yard Setback (minimum, from right-of-way) | 40' |
| Side Yard Setback (minimum, from lot line) | 20' |
| Side Yard Setback (minimum, from right-of-way) | 40' |
| Rear Yard Setback (minimum, from lot line) | 25' |
| Rear Yard Setback (minimum, from lot line, if adjacent to residential district) | 50' |
| Frontage (minimum) | 75' |
| Building Height (maximum) | 60' |
| Lot Coverage (maximum) | 75% |

B. Other District Standards

1. Buildings may be no more than 60 feet in height from the average grade.
2. All accessory buildings shall be less than the main building in height.
3. Before a Zoning Permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, detailed Site Plans shall be submitted in conformance with this UDO.
4. Sufficient area shall be provided to adequately screen permitted uses from adjacent residential districts, as provided in this UDO.

3.13.3 HC Use Matrix

| Land Use | LBCS Code | HC |
|---|-----------|-----|
| RESIDENCE OR ACCOMMODATION FUNCTIONS | 1000 | |
| Accessory dwelling | 1130 | SUP |
| Assisted-living board and care and adult care group homes | 1230 | P |
| Hotel, motel, or tourist court | 1330 | P |
| GENERAL SALES OR SERVICES | 2000 | |
| Retail sales or service and repair | 2100 | P |

| Land Use | LBCS Code | HC |
|---|-----------|----|
| Automobile sales or service establishment | 2110 | P |
| Car dealer | 2111 | P |
| Bus, truck, mobile homes, or large vehicles | 2112 | P |
| Boat or marine craft dealer | 2114 | P |
| Parts, accessories, or tires | 2115 | P |
| Gasoline service | 2116 | P |
| Automotive repair and maintenance | 2117 | P |
| Heavy consumer goods sales or service | 2120 | P |
| Furniture or home furnishings | 2121 | P |
| Hardware | 2122 | P |
| Hardware, home center | 2122 | P |
| Lawn and garden supplies | 2123 | P |
| Department store, warehouse club, or superstore | 2124 | P |
| Electronics and appliances | 2125 | P |
| Lumber yard and building materials | 2126 | P |
| Heating and plumbing equipment | 2127 | P |
| Durable consumer goods sales and service | 2130 | P |
| Computer and software | 2131 | P |
| Camera and photographic supplies | 2132 | P |
| Clothing, jewelry, luggage, shoes, clocks, sewing | 2133 | P |
| Sporting goods, toy and hobby, and musical instruments | 2134 | P |
| Books, magazines, music, videos, CDs, stationery, greeting cards, seasonal decorations, school and office supplies, etc., | 2135 | P |
| Consumer goods, other | 2140 | P |
| Florist | 2141 | P |
| Art dealer, supplies, sales and service | 2142 | P |
| Tobacco or tobacconist establishment | 2143 | P |
| Mail order or direct selling establishment | 2144 | P |
| Antique shop, flea market, thrift stores | 2145 | P |
| Grocery, food, beverage, dairy | 2150 | P |
| Grocery store, supermarket, or bakery | 2151 | P |
| Convenience store | 2152 | P |
| Specialty food store | 2153 | P |
| Fruit and vegetable store | 2154 | P |
| Beer, wine, and liquor store | 2155 | P |
| Health and personal care | 2160 | P |
| Pharmacy or drug store | 2161 | P |
| Cosmetic and beauty supplies and personal grooming products | 2162 | P |
| Optical and contact lenses | 2163 | P |
| Markets for farm produce or crafts | 2199 | P |
| Finance and insurance | 2200 | P |

| Land Use | LBCS Code | HC |
|---|-----------|-----|
| Bank, credit union, or savings institution | 2210 | P |
| Credit and finance establishment | 2220 | P |
| Investment banking, securities, and brokerages | 2230 | P |
| Insurance-related establishment | 2240 | P |
| Fund, trust, or other financial establishment | 2250 | P |
| Pawn shop | 2260 | P |
| Real estate, and rental and leasing | 2300 | P |
| Real estate services | 2310 | P |
| Property management services | 2320 | P |
| Commercial property-related, mini- or self-storage | 2321 | SUP |
| Rental housing-related | 2322 | P |
| Rental and leasing | 2330 | P |
| Cars | 2331 | P |
| Leasing trucks, trailers, RVs, buses, aircraft, tugboats, etc. | 2332 | P |
| Recreational goods rental | 2333 | P |
| Leasing commercial, industrial machinery and equipment | 2334 | P |
| Consumer goods rental | 2335 | P |
| Business, professional, scientific, and technical | 2400 | P |
| Professional services | 2410 | P |
| Legal services | 2411 | P |
| Accounting, tax, bookkeeping, payroll services | 2412 | P |
| Architectural, engineering, surveying and related services | 2413 | P |
| Graphic, industrial, interior design services | 2414 | P |
| Consulting services (management, environmental technical) | 2415 | P |
| Scientific research and development services | 2416 | P |
| Advertising, media, and photography services | 2417 | P |
| Veterinary services | 2418 | P |
| Administrative services | 2420 | P |
| Office administrative services | 2421 | P |
| Facilities support services | 2422 | P |
| Employment agency | 2423 | P |
| Copy center, private mail center, other business support services | 2424 | P |
| Collection agency | 2425 | P |
| Travel arrangement and reservation services | 2430 | P |
| Landscaping | 2453 | P |
| Carpet and upholstery cleaning | 2454 | P |
| Food services | 2500 | P |
| Full-service restaurant | 2510 | P |
| Cafeteria or limited service restaurant | 2520 | P |
| Drive-through restaurants | 2521 | P |
| Snack or nonalcoholic bar | 2530 | P |

| Land Use | LBCS Code | HC |
|---|-----------|-----|
| Bar or drinking place | 2540 | P |
| Mobile food services | 2550 | P |
| Caterer | 2560 | P |
| Food service contractor | 2570 | P |
| Vending machine operator | 2580 | P |
| Personal services | 2600 | P |
| Personal care | 2610 | P |
| Hair, nail, and cosmetic skin care | 2611 | P |
| Dieting and weight reducing | 2612 | P |
| Tanning salon | 2614 | P |
| Electrolysis, ear piercing, and other personal care services | 2616 | P |
| Dry cleaning and laundry | 2620 | P |
| Coin-operated laundromat | 2621 | P |
| Dry cleaning and laundry | 2622 | P |
| Linen and uniform supply | 2623 | P |
| Photofinishing | 2630 | P |
| Massage therapist | 2651 | P |
| Tattoo parlor | 2652 | P |
| Pet and animal sales or service (except veterinary) | 2700 | P |
| Pet or pet supply store | 2710 | P |
| Animal and pet services and kennels | 2720 | P |
| Animal services | 2720 | P |
| MANUFACTURING AND WHOLESALE TRADE | 3000 | |
| Food and beverages | 3110 | SUP |
| Printing and related support activities | 3221 | SUP |
| Jewelry and silverware | 3410 | SUP |
| Dolls, toys, games, and musical instruments | 3420 | SUP |
| Office supplies, inks, etc. | 3430 | SUP |
| Signs | 3440 | P |
| Wholesale trade establishment | 3500 | SUP |
| TRANSPORTATION, COMMUNICATION, INFORMATION, AND UTILITIES | 4000 | |
| Local transit systems--bus, special needs, and other motor vehicles | 4133 | P |
| Non-local and charter bus | 4134 | P |
| Sightseeing | 4136 | P |
| Taxi and limousine service | 4137 | P |
| Towing and other road and ground services | 4138 | P |
| Courier and messenger services | 4160 | P |
| Postal services | 4170 | P |
| National post office | 4171 | |
| Communications and information | 4200 | P |
| Publishing | 4210 | P |

| Land Use | LBCS Code | HC |
|---|-----------|----|
| Newspapers, books, periodicals, etc. | 4211 | P |
| Software publisher | 4212 | P |
| Motion picture and video production, publishing, and distribution | 4221 | P |
| Motion picture viewing and exhibition services | 4222 | P |
| Sound recording, production, publishing, and | 4223 | P |
| Tele-communications and broadcasting | 4230 | P |
| Radio and television broadcasting | 4231 | P |
| Cable networks and distribution | 4232 | P |
| Wireless telecommunications | 4233 | P |
| Towers and antennas | 4233 | P |
| Telephone and other wired telecommunications | 4234 | P |
| Information services and data processing industries | 4240 | P |
| Online information services | 4241 | P |
| Library or archive | 4242 | P |
| News syndicate | 4243 | P |
| Utilities and utility services | 4300 | P |
| Service distribution lines | 4300 | P |
| Electric substations | 4300 | P |
| Electric power | 4310 | P |
| Natural gas service | 4329 | P |
| Water service | 4339 | P |
| Wastewater service | 4349 | P |
| ARTS, ENTERTAINMENT, AND RECREATION | 5000 | |
| Performing arts or supporting establishments | 5100 | P |
| Theater, dance or music establishment | 5110 | P |
| Sports team or club | 5120 | P |
| Independent artist, writer, or performer | 5160 | P |
| Museums and other special purpose recreational institutions | 5200 | P |
| Museum | 5210 | P |
| Historical or archeological institution | 5220 | P |
| Amusement, sports, or recreation establishment | 5300 | P |
| Games arcade establishment | 5320 | P |
| Miniature golf establishment | 5340 | P |
| Public recreation facilities | 5370 | P |
| Private recreation facilities | 5372 | P |
| Bowling, billiards, pool | 5380 | P |
| Skating rink, roller skating | 5390 | P |
| Natural and other recreational parks | 5500 | P |
| EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONS | 6000 | |
| Nursery or preschool | 6110 | P |

| Land Use | LBCS Code | HC |
|--|-----------|-----|
| Elementary | 6121 | P |
| Middle or junior | 6122 | P |
| Senior or high | 6123 | P |
| Special needs education services | 6125 | P |
| Adult education services | 6126 | P |
| College or university | 6130 | P |
| Technical, trade, or other specialty school | 6140 | P |
| Beauty schools | 6141 | P |
| Business management | 6142 | P |
| Computer training | 6143 | P |
| Driving education | 6144 | P |
| Fine and performing arts education | 6145 | P |
| Sports and recreation education | 6147 | P |
| Public administration | 6200 | P |
| Legislative and executive functions | 6210 | P |
| Judicial functions | 6220 | P |
| Court | 6221 | P |
| Other government functions | 6300 | P |
| Public safety | 6400 | P |
| Fire and rescue | 6410 | P |
| Police | 6420 | P |
| Emergency response | 6430 | P |
| Health and human services | 6500 | P |
| Ambulatory or outpatient care services | 6510 | P |
| Clinic | 6511 | P |
| Family planning or outpatient care clinic | 6512 | P |
| Medical or diagnostic laboratory | 6513 | P |
| Blood or organ bank | 6514 | P |
| Nursing, supervision and other rehabilitative services, except | 6520 | P |
| Hospital | 6530 | SUP |
| Health care facility | 6540 | P |
| Child and youth services | 6561 | P |
| Child daycare | 6562 | P |
| Community food services | 6563 | P |
| Emergency and relief services | 6564 | P |
| Other family services | 6565 | P |
| Services for elderly and disabled | 6566 | P |
| Veterans affairs | 6567 | P |
| Vocational rehabilitation | 6568 | P |
| Small religious institution | 6600 | P |
| Large religious institution | 6600 | P |
| Funeral home and services | 6710 | P |

| Land Use | LBCS Code | HC |
|---|-----------|-----|
| Cemetery or cremation services | 6720 | P |
| Labor or political organization | 6810 | P |
| Business association or professional membership | 6820 | P |
| Civic, social, or fraternal organization | 6830 | P |
| CONSTRUCTION-RELATED BUSINESSES | 7000 | |
| Building, developing, and general contracting | 7100 | P |
| AGRICULTURE, FORESTRY, FISHING, AND HUNTING | 9000 | |
| Greenhouse - sales of products grown on premises | 9142 | P |
| Greenhouse - sales of products and related accessory products | 9143 | P |
| Bees | 9371 | P |
| Special events | 9910 | P |
| Temporary uses | 9920 | P |
| Motorcycle, ATV | 2113a | P |
| Bicycle sales and repair | 2113b | P |
| Cemetery accessory to religious institution | | P |
| Crematorium | | SUP |

3.14 Business Park / Limited Industrial (BP/LI) District

3.14.1 Purpose

The primary purpose of this district is to permit certain industries which do not unduly detract from residential desirability, to locate in areas which may be adjacent to residential districts. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids, or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential desirability while permitting industries to locate near a labor supply. It is intended for those manufacturing industries and related activities in which the production performance of the manufacturing industries characteristically produces a finished product from semi-finished materials, but requires little or no outside material storage. Commercial uses in this district are generally those which serve the convenience of industrial establishments and their employees. Residential uses are not compatible with this environment and are not included in order that the district may be reserved for its intended light industrial purpose.

3.14.2 Density, Intensity and Dimensional Standards

A. BP/LI District Lot Development Standards

| Development Element | Standard |
|---|----------|
| Lot Size (minimum) | 1 ac. |
| Front Yard Setback (minimum, from right-of-way) | 10' |
| Side Yard Setback (minimum, from lot line) | 20' |
| Side Yard Setback (minimum, from right-of-way) | 20' |
| Rear Yard Setback (minimum, from lot line) | 25' |