

CHAPTER 39 – UNIFIED DEVELOPMENT CODE (UDC)

ARTICLE 39.02: ZONING DISTRICTS AND LAND USES

Division 2.2 Zoning Districts and Standards

Section 39.02.006 Base Public and Nonresidential Districts

Subsection 39.02.006.d Heavy Commercial (HC)

1. **Purpose.** The purpose of this zoning district is to provide for development of heavy vehicle repair, wholesale trade, and warehousing and freight movement uses that typically are characterized by outside storage of materials or merchandise. The district should be located away from residential areas or, if unavoidable, should be heavily buffered. Figure 39.02.006.d-1, *HC Examples*, provides a visual example of this district.

Figure 39.02.006.d-1
HC Examples



Street View



Development Pattern

2. **Land Uses.** Table 39.02.006.d-1, *HC Permitted Uses*, shows the uses and use categories permitted in the HC district. Uses not listed in this table are prohibited unless the Director of Planning interprets a use as functionally the same, as described in Section 39.02.017, *New and Unlisted Uses*. In case of a conflict between Table 39.02.006.d-1 and Table 39.02.016-1, *Permitted Uses by District*, the latter shall control.

**Table 39.02.006.d-1
HC Permitted Uses**

Use Legend: P = Permitted | L = Limited | S = Specific

Use Category	Land Use	Use Permission	Use-Specific Standards
Residential Uses (including Agriculture)			
Agricultural			
Agricultural Uses	Farming, Landscaping, and Horticultural Sales and Services	P	--
	Greenhouse / Nursery	P	--
Residential			
Single-Family	Short-Term Rental	L	39.02.018.c
Multiple-Family	Retirement Housing	P	--
Residential Accessory Uses	Storm Shelter	P	--
Nonresidential Uses			
Automobile			
Automobile and Related Uses	Automobile and Vehicle Wash	P	--
	Automobile Structured Parking (Primary Use)	P	--
	Automobile Parking Lot (Primary Use)	P	--
	Automobile / Vehicle Parts and/or Accessories Sales	P	--
	Automobile / Vehicle Sales and Rental	P	--
	Automobile / Vehicle Repair and Auto Body	P	--
	Automobile / Vehicle Service	P	--
	Travel Plaza	P	--
Civic and Institutional			
Civic and Institutional Uses	Adult Care Center	P	--
	Cemetery / Funeral Services	P	--
	Child Care, Day Care Center	P	--
	Club or Lodge	P	--
	Educational Services (excluding transportation-related instruction)	P	--
	Educational Services (transportation-related instruction)	P	--
	Governmental Service Facility (Police, Fire, Emergency Medical Services)	P	--
	Hospital / Rehabilitative Care	P	--
	Library, Museum, or Gallery	P	--
	Medical and Diagnostic Laboratories	P	--
	Medical Office / Clinic	P	--
	Place of Public Assembly, Indoor	P	--
Commercial			
Commercial Uses	Bank, Credit Union, and Financial Services	P	--
	Brewpub, Microbrewery, Microdistillery, or Microwinery	L	39.02.018.f
	Building Materials and Hardware Sales	P	--
	Fuel Sales	P	--
	Grocery (Food Sales)	L	39.02.018.f
	Heavy Machinery Sales and Rentals	p	--

**Table 39.02.006.d-1
HC Permitted Uses**

Use Legend: P = Permitted | L = Limited | S = Specific

Use Category	Land Use	Use Permission	Use-Specific Standards
	Home Furnishing Store	P	--
	Hotel or Motel	P	--
	Kennel	P	--
	Manufactured Home Sales and Storage	P	--
	Office, General	P	--
	Pawn Shop	P	--
	Personal Service	P	--
	Recreational Vehicle Parks and Campgrounds	L	39.02.018.f
	Repair Service	P	--
	Restaurant	P	--
	Retail Sales	P	--
	Self-storage, mini-warehouse	L	39.02.018.f
	Smoke Shop or Tobacco Store	S	39.02.019
	Studio (Arts, Crafts, or Recording)	P	--
	Veterinary Clinic and/or Service, Large Animal	P	--
Veterinary Clinic and/or Service, Small Animal	P	--	
Industrial and Manufacturing Uses			
Industrial and Manufacturing Uses	Bakery, Wholesale	P	--
	Contractor's Shop and/or Service Yard	P	--
	Industrial and Manufacturing Product Sales and Supply	P	--
	Manufacturing, Light (includes product assembly and processing)	L	39.02.018.g
	Micromanufacturing	L	39.02.018.g
	Publishing Services	P	--
	Resource Extraction	S	39.02.019 Article 8.07, City Code
	Warehousing and Storage	L	39.02.018.g
Entertainment and Recreation			
Entertainment and Recreation Uses	Alcoholic Beverages, Off-Site Consumption (Package Store)	P	--
	Alcoholic Beverages, On-Site Consumption (Nightclub or Bar)	L	39.02.018.h
	Commercial Amusement, Indoor	P	--
	Commercial Amusement, Outdoor	P	--
	Outdoor Shooting / Archery Range	S	39.02.019
	Park & Recreation Facility or Center	P	--
Transportation, Utility, and Communication			
Transportation, Utility, and Communication Uses	Passenger Terminal	P	--
	Utilities	P	--
	Water Storage	P	--
	Wireless Telecommunications Tower	L	39.02.018.i
Nonresidential Accessory Uses			

**Table 39.02.006.d-1
HC Permitted Uses**

Use Legend: P = Permitted | L = Limited | S = Specific

Use Category	Land Use	Use Permission	Use-Specific Standards
Nonresidential Accessory Uses	Automated Teller Machine (ATM), Non-Freestanding or Vending Kiosk	P	--
	Donation Bin / Recycling Collection, Drop-Off	L	39.02.020.d
	Drive-In or Drive-Through Facility	P	--
	Helipad (Hospital/Public Safety)	S	39.02.019
	Outdoor Display of Merchandise	L	39.02.020.d
	Outdoor Storage	L	39.02.020.d
	Storm Shelter	P	--
	Vehicle Charging Station	P	--

3. Lot Density and Dimensions. All developments in the HC district shall be in accordance with Table 39.02.006.d-2, *HC Lot Intensity and Dimensions*. Maximum building heights and minimum setbacks are for principal structures.

**Table 39.02.006.d-2
HC Lot Intensity and Dimensions**

Standards	
Minimum Lot Area (square feet)	10,000
Minimum Lot Width (feet)	100
Minimum Front Setback (feet)	40
Minimum Side Setback (feet) (Adjacent to Residential Use / Adjacent to Nonresidential Use or Mixed-Use)	30 / 0
Minimum Side Street Setback (feet)	10
Minimum Rear Setback (feet) (Adjacent to Residential Use / Adjacent to Nonresidential Use or Mixed-Use)	50 / 0
Minimum Landscape Surface Ratio (% of site)	10

4. Off-Street Parking. Except as otherwise provided in this UDC, the number of spaces in a required parking facility shall comply with the requirements in Table 39.02.006.d-3, *HC Off-Street Parking and Loading Schedule*. Associated minimum off-street parking spaces apply to all subdivision types. See [Division 3.3, Parking, Loading, Stacking, and Access](#), for more detailed provisions. In case of a conflict between Table 39.02.006.d-3 and Table [39.03.009-1, Off-Street Parking and Loading Schedule](#), the latter shall control.

**Table 39.02.006.d-3
HC Off-Street Parking and Loading Schedule**

**DU = Dwelling Unit | sq. ft. = square feet | GFA = Gross Floor Area | TLA = Total Land Area | -- = no minimum
◆ = Off-Street Loading Required in accordance with Table 39.03.010-1, Required Off-Street Loading Facilities**

Use Category	Number of Required Parking Spaces	Required Loading
Agricultural Uses		
Farming, Landscaping, and Horticultural Sales and Services	1 per 500 sq. ft. GFA	--
Greenhouse / Nursery	1 per 500 sq. ft. GFA	--
Residential Uses		

Table 39.02.006.d-3

HC Off-Street Parking and Loading Schedule

DU = Dwelling Unit | sq. ft. = square feet | GFA = Gross Floor Area | TLA = Total Land Area | -- = no minimum
 ◆ = Off-Street Loading Required in accordance with Table 39.03.010-1, *Required Off-Street Loading Facilities*

Use Category	Number of Required Parking Spaces	Required Loading
Short-Term Rental	1 space (in addition to spaces required for residential use)	--
Retirement Housing	0.75 per DU	--
Automobile Uses		
Automobile and Vehicle Wash	1 per 500 sq. ft. GFA	--
Automobile Structured Parking (Primary Use)	--	--
Automobile Parking Lot (Primary Use)	--	--
Automobile / Vehicle Parts and/or Accessories Sales	1 per 500 sq. ft. GFA	◆
Automobile / Vehicle Sales and Rental	1 per 500 sq. ft. GFA	◆
Automobile / Vehicle Repair and Auto Body	1 per 500 sq. ft. GFA	◆
Automobile / Vehicle Service	1 per 500 sq. ft. GFA	◆
Travel Plaza	1 space per 200 sq. ft. retail Floor Area, excluding fueling positions	◆
Civic and Institutional Uses		
Adult Care Center	1 per 200 sq. ft. GFA	◆
Cemetery / Funeral Services	--	--
Child Care, Day Care Center	1 per 400 sq. ft. GFA + an off-street drive, having separate ingress and egress, capable of the temporary storage of 3 or more vehicles	◆
Club or Lodge	1 per 200 sq. ft. GFA	◆
Correctional Institution	1 per 1,000 sq. ft. GFA	◆
Educational Services (excluding transportation-related instruction), except for school	1 per 400 sq. ft. GFA	◆
Educational Services (including transportation-related instruction), except for school	1 per 500 sq. ft. GFA	◆
School	For Elementary & Junior High Schools: 1 per classroom + 1 per 4 seats in any auditorium, or gymnasium For High Schools: 1 per classroom + 1 per 4 students based on maximum occupancy	◆
Governmental Service (Police, Fire, Emergency Medical Services)	Fire Station: 4 per emergency vehicle bay + 1 space per 100 sq. ft. of public meeting area All other Government Service: 1 per 800 sq. ft. GFA	◆
Hospital / Rehabilitative Care	1 per 2 beds	◆
Library, Museum, or Gallery	1 per 300 sq. ft. GFA	◆
Medical and Diagnostic Laboratories	1 per 500 sq. ft. GFA	◆
Medical Office / Clinic	1 per 300 sq. ft. GFA	◆
Place of Public Assembly, Indoor, except for religious institution	1 per 200 sq. ft. GFA	◆
Religious Institution	1 per 4 seats in the main auditorium, chapel, or sanctuary	◆

Table 39.02.006.d-3

HC Off-Street Parking and Loading Schedule

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 ◆ = Off-Street Loading Required in accordance with Table 39.03.010-1, *Required Off-Street Loading Facilities*

Use Category	Number of Required Parking Spaces	Required Loading
Commercial Uses		
Bank, Credit Union, and Financial Services	1 per 600 sq. ft. GFA	◆
Brewpub, Microbrewery, Microdistillery, or Microwinery	1 per 175 sq. ft. of the retail, tasting, or eating area, and 1 per 2,000 sq. ft. of the manufacturing or storage area	◆
Building Materials and Hardware Sales	1 per 400 sq. ft. GFA up to 35,000 sq. ft. + 1 per 600 sq. ft. GFA above 35,000 sq. ft.	◆
Fuel Sales	1 space per 200 sq. ft. retail Floor Area, excluding fueling positions	◆
Grocery (Food Sales)	1 per 500 sq. ft. GFA for 3,500 sq. ft. or less; 1 per 300 sq. ft. from 3,501 up to 35,000 sq. ft. + 1 per 600 sq. ft. GFA above 35,000 sq. ft.	◆
Heavy Machinery Sales and Rentals	1 per 1,000 sq. ft. GFA	◆
Home Furnishing Store	1 per 400 sq. ft. GFA up to 35,000 sq. ft. + 1 per 600 sq. ft. GFA above 35,000 sq. ft.	◆
Hotel or Motel	1 per guest room + the required spaces for public assembly space	◆
Kennel	1 per 500 sq. ft. GFA	◆
Manufactured Home Sales and Storage	1 per 500 sq. ft. GFA of sales office	◆
Office, General	1 per 300 sq. ft. GFA	◆
Pawn Shop	1 per 300 sq. ft. GFA	◆
Personal Service	1 per 300 sq. ft. GFA	◆
Recreational Vehicle Parks and Campgrounds	1 per 4 recreational vehicles or camping spaces	--
Repair Service	1 per 400 sq. ft. GFA	◆
Restaurant	1 per 100 sq. ft. GFA	◆
Retail Sales	1 per 300 sq. ft. GFA up to 35,000 sq. ft. + 1 per 600 sq. ft. GFA above 35,000 sq. ft.	◆
Self-storage, mini-warehouse	1 per 300 sq. ft. GFA of office or retail + 1 per 100 rental units or 8, whichever is greater	--
Smoke Shop or Tobacco Store	1 per 300 sq. ft. GFA up to 35,000 sq. ft. + 1 per 600 sq. ft. GFA above 35,000 sq. ft.	◆
Studio (Arts, Crafts, or Recording)	1 per 300 sq. ft. GFA	◆
Veterinary Clinic and/or Service, Large Animal	1 per 1,000 sq. ft. GFA	◆
Veterinary Clinic and/or Service, Small Animal	1 per 500 sq. ft. GFA	◆
Industrial and Manufacturing Uses		
Bakery, Wholesale	1 per 1,000 sq. ft. GFA	◆
Contractor's Shop and/or Service Yard	1 per 1,000 sq. ft. GFA	◆
Industrial and Manufacturing Product Sales and Supply	1 per 1,000 sq. ft. GFA	◆
Manufacturing, Light (includes product assembly and processing)	1 per 1,000 sq. ft. GFA	◆
Micromanufacturing	1 per 1,000 sq. ft. GFA	◆

**Table 39.02.006.d-3
HC Off-Street Parking and Loading Schedule**

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◆ = Off-Street Loading Required in accordance with Table 39.03.010-1, Required Off-Street Loading Facilities**

Use Category	Number of Required Parking Spaces	Required Loading
Publishing Services	1 per 1,000 sq. ft. GFA	◆
Warehousing and Storage	1 per 4,000 sq. ft. GFA	◆
Entertainment and Recreation Uses		
Alcoholic Beverages, Off-Site Consumption (Package Store)	1 per 300 sq. ft. GFA	◆
Alcoholic Beverages, On-Site Consumption (Nightclub or Bar)	1 per 100 sq. ft. GFA	◆
Commercial Amusement, Indoor	1 per 250 sq. ft. GFA	◆
Commercial Amusement, Outdoor	30 spaces + 1 additional space per each 1,000 sq. ft. TLA over 5 acres	◆
Outdoor Shooting / Archery Range	4 spaces + 1 additional space per shooting lane	--
Park & Recreation Facility or Center	1 per 400 sq. ft. GFA	--
Transportation, Utility, and Communication Uses		
Passenger Terminal	1 per 500 sq. ft.	--
Utilities	--	--
Water Storage	--	--
Wireless Telecommunications Tower	--	--
Nonresidential Accessory Uses		
Automated Teller Machine (ATM), Non-Freestanding or Vending Kiosk	--	--
Donation Bin / Recycling Collection, Drop-Off	--	--
Drive-In or Drive-Through Facility	--	--
Helipad (Hospital/Public Safety)	--	--
Outdoor Display of Merchandise	1 per 1,000 sq. ft.	--
Outdoor Storage	1 per 2,000 sq. ft.	--
Vehicle Charging Station	--	--

5. **Landscaping and Bufferyard Requirements.** Table 39.02.006.d-4, *HC Required Landscaping Types Summary*, provides general planting requirements in the HC district. For more details and specific standards, refer to [Division 3.4, Trees, Landscaping, and Buffering](#). In case of a conflict between Table 39.02.006.d-4 and the provisions of [Division 3.4, Trees, Landscaping, and Buffering](#), the latter shall control.

**Table 39.02.006.d-4
HC Required Landscaping Types Summary**

◆ = Required landscaping type | -- = Landscape type not required
Refer to Sections [39.03.015](#), *Development Landscaping*, and [39.03.016](#), *Bufferyard Landscaping*

Zoning Districts and Land Uses	Development Landscaping				Bufferyards
	Street Yard Trees	Foundation Plantings	Parking Lot Landscaping	Site Landscaping	
Residential, Nonresidential, and Mixed Uses	--	◆	◆	◆	◆

6. **Signs.** Table 39.02.006.d-5, *HC Permitted Sign Types*, denotes sign types permitted in the HC district. For more details and specific standards, refer to [Division 3.5](#), *Signs*. Signs not listed in this table are prohibited in this zoning district. In case of a conflict between Table 39.02.006.d-5 and the provisions of [Division 3.5](#), *Signs*, the latter shall control.

**Table 39.02.006.d-5
HC Permitted Sign Types**

P = Permitted | -- = Not Permitted

Sign Type	Agricultural, Multi-Family, and Nonresidential Uses	Standards
Monument	P	Div. 3.5
Canopy	P	
Wall	P	
Mural	P	
Pole	P	
Projecting (Blade)	P	

7. Related Provisions.

- A. Article [39.02](#), *Zoning Districts and Land Uses*:
 - i. Division [2.4](#), *Land Use Standards*; and
 - ii. Division [2.5](#), *Measurements and Allowances*.
- B. Article [39.03](#), *Building and Site Design*:
 - i. Division [3.2](#), *Building Types and Design*;
 - ii. Division [3.3](#), *Parking, Loading, Stacking, and Access*;
 - iii. Division [3.4](#), *Trees, Landscaping, and Buffering*;
 - iv. Division [3.5](#), *Signs*; and
 - v. Division [3.6](#), *Outdoor Lighting*.
- C. Article [39.04](#), *Subdivision Standards*; and
- D. Article [39.05](#), *Environmental Management*.

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