

**HC ZONING DISTRICT: UTILITY AND DIMENSIONAL REQUIREMENTS (SUPPLEMENTAL MATRIX CHART 6)**

| Use                                      | Procedural Requirement | Utility Requirements |          | Minimum Net Lot Area | Minimum Lot Width                                  | Minimum Yard Requirements |             |         | Maximum Height | Maximum Coverage |      |      |
|--|------------------------|----------------------|----------|----------------------|--|---------------------------|-------------|---------|----------------|------------------|------|------|
|  |                        | Sewer                | Water    |                      |  | Front                     | Side (each) | Rear    |                | Building         | Lot  |      |
| General Agricultural                     | By Right               | Optional             | Optional | 1 acre               |  |                           |             |         |                |                  |      |      |
| Farm-Related Business                    | By Right               | Optional             | Optional | 10 acres             |  |                           |             |         |                |                  |      |      |
| Comm. Greenhouse                         | By Right               | Optional             | Optional | 2 acres              | 300 feet   | 60 feet                   | 40 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Comm. Nursery or Landscape Center        | By Right               | Optional             | Optional | 2 acres              | 300 feet   | 60 feet                   | 40 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Public Utilities                         | By Right               | Optional             | Optional | Variable             | Refer to Section 825 for additional requirements   |                           |             |         |                |                  |      |      |
| Municipal Uses                           | By Right               | Optional             | Optional | Variable             | Refer to Section 827 for additional requirements   |                           |             |         |                |                  |      |      |
| Category 1 Home Occupation               | By Right               | Optional             | Optional | Variable             | Refer to Section 905 for additional requirements   |                           |             |         |                |                  |      |      |
| Category 2 Home Occupation               | By Right               | Optional             | Optional | Variable             | Refer to Section 905 for additional requirements   |                           |             |         |                |                  |      |      |
| Retail Business Est.                     | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Business and Professional Office         | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Medical/Dental Clinic                    | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Restaurant without drive-through service | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Taverns and Taprooms                     | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Club or Lodge                            | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Personal Service Est.                    | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Banks/Financial Inst.                    | By Right               | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 40 % | 60 % |
| Forestry                                 | By Right               | Optional             | Optional | Variable             | Refer to Section 505 for additional requirements.  |                           |             |         |                |                  |      |      |
| Conservation Use                         | By Right               | Optional             | Optional | Variable             | Refer to Article 5 for additional requirements     |                           |             |         |                |                  |      |      |
| Adaptive Reuse                           | Conditional Use        | Public               | Optional | Variable             | Refer to Section 602 for additional requirements   |                           |             |         |                |                  |      |      |
| Farm-Support Business                    | Conditional Use        | Optional             | Optional | 10 acres             | Refer to Section 804.5 for additional requirements |                           |             |         |                |                  |      |      |

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|---------------------------------------|------------------------|----------------------|----------|----------------------|---|---------------------------|-------------|---------|----------------|------------------|------|
|                                       |                        | Sewer                | Water    |                      |   | Front                     | Side (each) | Rear    |                | Building         | Lot  |
| Hospitals or Medical Centers          | Conditional Use        | Public               | Optional | 5 acres              | 300 feet  | 60 feet                   | 50 feet     | 50 feet | 50 feet        | 40 %             | 60 % |
| Convalescent Home or Nursing Home     | Conditional Use        | Public               | Optional | 3 acres              | 250 feet  | 60 feet                   | 25 feet     | 50 feet | 35 feet        | 25 %             | 50 % |
| Business and Office Parks             | Conditional Use        | Public               | Optional | 10 acres             | Refer to Section 807 for additional requirements  |                           |             |         |                |                  |      |
| Medical Research Parks                | Conditional Use        | Public               | Optional | 10 acres             | Refer to Section 808 for additional requirements  |                           |             |         |                |                  |      |
| Industrial Parks                      | Conditional Use        | Public               | Optional | 10 acres             | Refer to Section 809 for additional requirements  |                           |             |         |                |                  |      |
| Commercial Drive-Through Establish.   | Conditional Use        | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Veterinary Hospital or Animal Clinic  | Conditional Use        | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Theater or Family Entertainment Comp. | Conditional Use        | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Hotel or Motel                        | Conditional Use        | Public               | Optional | 2 acres              | 300 feet  | 60 feet                   | 50 feet     | 50 feet | 50 feet        | 40 %             | 60 % |
| Convenience Store or Mini-Market      | Conditional Use        | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Mini-Malls                            | Conditional Use        | Public               | Optional | 2 acres              | 200 feet  | 50 feet                   | 40 feet     | 50 feet | 35 feet        | 40 %             | 60 % |
| Shopping Centers and Shopping Malls   | Conditional Use        | Public               | Public   | 5 acres              | 300 feet  | 60 feet                   | 40 feet     | 50 feet | 50 feet        | 40 %             | 60 % |
| Telecommunication, Wireless Comm.     | Conditional Use        | Optional             | Optional | Variable             | Refer to Section 826 for additional requirements. |                           |             |         |                |                  |      |
| Home Center or Lumber Yard            | Conditional Use        | Public               | Optional | 2 acres              | 300 feet  | 60 feet                   | 40 feet     | 40 feet | 50 feet        | 40 %             | 60 % |
| Construction or Contractor Services   | Conditional Use        | Public               | Optional | 2 acres              | 300 feet  | 60 feet                   | 40 feet     | 40 feet | 50 feet        | 40 %             | 60 % |
| Rental Business                       | Conditional Use        | Public               | Optional | 2 acres              | 300 feet  | 60 feet                   | 40 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Research Laboratory                   | Conditional Use        | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Home Day Care                         | Special Exception      | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |
| Commercial Day Care                   | Special Exception      | Public               | Optional | 50,000 sq. feet      | 200 feet  | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |

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|  |                        | Sewer                | Water    |                      |  | Front                     | Side (each) | Rear    |                | Building         | Lot  |  |
| Recreational Uses                      | Special Exception      | Public               | Optional | 2 acres              | Refer to Section 805 for additional requirements |                           |             |         |                |                  |      |  |
| Religious Uses                         | Special Exception      | Public               | Optional | 5 acres              | 300 feet   | 60 feet                   | 50 feet     | 50 feet | 50 feet        | 30 %             | 50 % |  |
| Educational Uses                       | Special Exception      | Public               | Optional | 5 acres              | 300 feet   | 60 feet                   | 50 feet     | 50 feet | 50 feet        | 30 %             | 50 % |  |
| Automobile Sales and Service Stations  | Special Exception      | Public               | Optional | 2 acres              | 200 feet   | 60 feet                   | 25 feet     | 50 feet | 35 feet        | 30 %             | 60 % |  |
| Impoundment Facility or Yard           | Special Exception      | Public               | Optional | 2 acres              | 200 feet   | 60 feet                   | 50 feet     | 50 feet | 35 feet        | 30 %             | 60 % |  |
| Veterinary Hospital or Animal Clinic   | Special Exception      | Optional             | Optional | 2 acres              | 200 feet   | 60 feet                   | 30 feet     | 50 feet | 35 feet        | 40 %             | 60 % |  |
| Mini-Warehousing or Self Storage Units | Special Exception      | Optional             | Optional | 5 acres              | 300 feet   | 60 feet                   | 50 feet     | 50 feet | 35 feet        | 10 %             | 20 % |  |
| Funeral Homes                          | Special Exception      | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |  |
| Laundromats and Dry Cleaners           | Special Exception      | Public               | Optional | 50,000 sq. feet      | 200 feet   | 40 feet                   | 20 feet     | 40 feet | 35 feet        | 40 %             | 60 % |  |