

SECTION 10.18 HC HIGHWAY COMMERCIAL ZONE:

- A. USES PERMITTED: The following retail sales and service businesses:
1. Automobile, motorcycle, and truck sales, new or used.
 2. Automotive service and repairs providing that all business activities shall be conducted within a completely enclosed building.
 3. Banks and other financial institutions including savings, loan, and finance companies, with drive-in windows.
 4. Boat and other marine equipment sales and service, new and used.
 5. Bowling alley.
 6. Eating and drinking places including drive-ins.
 7. Flea market.
 8. Hotels and motels.
 9. Mobile home and trailer sales, rental and service (new and used).
 10. Off-street parking lots and garages.
 11. Police and fire stations.
 12. Skating rinks, golf driving ranges, miniature and par-3 golf courses.
 13. Veterinary clinics and animal hospitals.
 14. Theater, drive-in.
 15. Service station.
 16. Single- and two-family residential uses, provided that such uses occupy the second or third floor or attached to the rear of a commercial use
 17. Kennel.
 18. Floor covering warehouse and retail sales.
 19. Food Stores.
 20. Barber shops and beauty shops.
 21. News and confectionery stands.
 22. Equipment sales and rental services.
- B. ACCESSORY USES:
1. Customary accessory buildings and uses.
 2. Fences and walls as regulated by Article XIII of this Ordinance.
 3. Signs as regulated by Article XIV of this Ordinance.
 4. Swimming pools, indoor and outdoor in connection with motel or hotel.
- C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum Lot Area - One (1) acre
 2. Minimum Lot Width - One hundred (100) feet
 3. Minimum Front Yard Depth - Fifty (50) feet
 4. Minimum Side Yard Width - Restrictions when adjacent to a street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, forewall construction, as required by the county's building code, shall be required. A side yard is never to be less than fifteen 15 feet

5. Minimum Rear Yard Depth - Twenty-five (25) feet
6. Maximum Building Height - Forty (40) feet

D. OTHER DEVELOPMENT CONTROLS:

1. Off-street parking and loading or unloading shall be provided in accordance with Articles XI and XII of this Ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed approved containers.
3. No lighting shall be permitted which would glare from this zone onto any street, road, highway, deeded right-of-way or into any adjacent property.
4. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area as regulated by Section 9.17 of this ordinance.
5. A site plan as regulated by Section 9.19 of this Ordinance shall be required for any use in this zone.
6. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.
7. Off-street parking and loading and/or unloading areas may be located in front and side yard areas in this zone provided that no off-street parking areas shall be closer than fifteen (15) feet to the street, road, highway or right-of-way line or the boundary line of any adjacent district. This fifteen (15) foot area shall remain open and unobstructed except by items specifically permitted in yard areas in this Ordinance.