

SECTION 22. HIGHWAY COMMERCIAL OR "HC" DISTRICT

- A. **GENERAL DESCRIPTION:** The purpose of this Zoning District is to provide appropriate sites for the needs of recreation and business travelers. This District is intended to be applied to sites fronting on State Highways or along arterial roads that provide access to major recreation destinations. Highway Commercial areas should be designed so that all or most of the needs of the traveling public can be accommodated at one stop. This Zoning District is not intended to be applied to strip commercial development along highways or arterials.
- B. **USES PERMITTED WITHOUT A USE PERMIT:** The following list is representative of highway commercial uses which are permitted on a parcel in the Highway Commercial Zoning District:
- Convenience food store with or without petroleum sales.
 - Restaurant without drive-thru service.
 - Auto service station (See Special Regulations in Section 30).
 - Hotel/Motel ten (10) units or less hooked up to a community sewer system.
 - General office, retail stores and services when in addition to other highway commercial uses.
 - Recycling Center when conducted entirely indoors.
 - Church (Resolution No. PC-2005-04)
 - Other uses found to be similar in nature as determined by the Planning Commission.
- Bb. **USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTORS USE PERMIT:** (ORDINANCE NO. 315-580) A single-family use provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than 25% of the gross square footage of said structure.
- C. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:**
- Recycling Center when outdoor area is utilized
 - Campground
 - Commercial amusement enterprise
 - Hotel/Motel over ten (10) units or not hooked up to community sewer system
 - Recreation vehicle park
 - Restaurant with drive-thru service
 - Resort
 - Truck service station

Auto repair shop
Bus passenger station
Laundromat
Outdoor storage or sales associated with any of the uses listed in Section B
Car wash
Auto sales
Highway Commercial complex containing more than 10,000 square feet of gross building area or occupying more than two (2) acres
Mini storage
Residential caretaker unit (See Special Regulations in Section 30(L) (Ordinance No. 315-580)

- D. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: The minimum lot area shall be no less than 10,000 square feet.
- E. MINIMUM LOT WIDTH: Each lot shall be not less than 100 feet wide.
- F. BUILDING HEIGHT: The maximum building height shall be thirty-five (35) feet.
- G. FRONT YARD SETBACK: The front yard setback shall have a minimum depth of ten (10) feet.
- H. INTERIOR SIDE YARD SETBACK: The interior side yard setback shall be a minimum of six (6) feet unless the side yard abuts a commercial or industrial zoned parcel in which case there are no setback requirements.
- I. EXTERIOR SIDE YARD SETBACK: The exterior side yard setback shall be a minimum of ten (10) feet.
- J. REAR YARD SETBACK: The rear yard setback shall be a minimum of six (6) feet unless the rear yard abuts a commercially or industrial zoned parcel in which case there are no setback requirements.
- K. MAXIMUM LOT COVERAGE: The total lot area covered by structure shall not exceed forty (40) percent of the total area of the lot.
- L. DRAINAGE: A Drainage Plan shall be submitted to the Department of Department of Transportation for review and approval prior to issuance of building permit(s).
- M. ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the Department of Transportation Department prior to the issuance of building permits when projects create a new entrance onto a public road.