

§ 4-109

**HC - Highway Commercial District Uses.**

HC PERMITTED USES	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
1. Telephone, telegraph, radio, television services, (except communications towers - see conditional uses)	48	Communications	One (1) per 200 sq. ft. gross public area
2. Public utility including water tower, substation	49	Electric, gas, water, sewer	One (1) per 200 sq. ft. gross public area
3. Wholesale trade, durable and nondurable goods	50 51	Wholesale trade: Durable goods; Nondurable goods.	One (1) per 300 square feet of gross sales area
4. Retail trade, involving sale of merchandise on premises	52 53 54 55 56 57 58 59	Building material, paint, hardware, nursery and garden supply stores, mobile home dealers; General merchandise, department & variety stores; Food stores & markets; Automotive dealers, service stations, auto supply stores, boat dealers, motorcycle dealers, farm equipment dealers; Apparel & accessory; Home furniture, & equip; Eating & drinking places, including drive-in; Miscellaneous retail, including drug stores, liquor stores, fuel dealers.	<u>Eating &amp; drinking places:</u> One (1) for each four (4) seats. <u>All other:</u> One (1) per 200 square feet of gross sales area
5. Finance, insurance, and real estate	60 61 62 63 64 65 67	Depository institutions; Credit institutions; Security dealers, etc.; Insurance carriers; Insurance agents; Real estate agents, etc.; Investment offices.	One (1) per 200 square feet of gross floor area

HC PERMITTED USES (CONT.)	SIC CODE	SIC DESCRIPTION	PARKING SPACES REQUIRED
6. Church, synagogue, temple, or place of worship, including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	8661	Religious organizations, churches, etc.	One (1) for each four (4) seats in sanctuary
7. Government building or facility, including postal facility	43 91, 92, 93 94 95 96	U.S. Postal Service; General government, justice, public order, safety, finance, etc.; Human resources; Housing programs; Economic programs.	One (1) for each 200 square feet of floor area
8. Services to individuals, business and government establishments, amusement, recreation, health and professional services	701, 702 72 73 75  76  78  79  80 81 82 83 84 86 87 89	Hotels, motels, rooming & boarding houses; Personal services; Business services; Auto repair & rental, carwashes & tire shops; Miscellaneous repair, including welding; Motion picture theaters, Video tape rental; Amusement & recreation, including bowling, golf, & coin-operated machines; Health services, hospitals; Legal services; Schools & libraries; Social services; Museums & gardens; Membership organization; Engineering, accounting, research & management; Services not classified.	<u>Hotel, motel:</u> One (1) for each guest room. <u>Service, repair:</u> One (1) per 250 sq. feet of work area. <u>Club, library, funeral home, theater:</u> One (1) for each 4 seats. <u>Hospital:</u> 1.5 for each patient bed <u>Elementary School:</u> Three (3) spaces for each classroom. <u>High School:</u> One (1) for each four (4) seats in auditorium. <u>All Other:</u> One (1) per 250 square feet of gross floor area.

<b>HC CONDITIONAL USES</b> [approved by Zoning Administrator if all conditions are met]	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
<b>1. Communications tower, see Chapter 5, Supplemental Regulations</b>	48	Communications	One (1) space
<b>2. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days</b>	N/A		None
<b>3. Contractor's office &amp; equipment shed, provided all following conditions are met:</b> a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.	N/A		One (1) for each 300 square feet of office area.

<b>HC SPECIAL EXCEPTIONS</b> [approved by Board of Zoning Appeals after hearing]	<b>SIC CODE</b>	<b>SIC DESCRIPTION</b>	<b>PARKING SPACES REQUIRED</b>
<b>1. Transportation terminals for bus and railroad service, provided the Board of Appeals determines:</b> a. adequate maneuvering and parking spaces are set; b. adequate provisions are made for access and traffic safety; c. the area is adequately screened from residential areas; d. the use is compatible with the district.	40 417	Railroad; Terminal for motor vehicle passenger transportation	Set by the Board; minimum: one (1) for each 200 square feet of gross floor space
<b>2. Tourist Home (as defined in §1-201)</b>	N/A		One (1) for each guest room

**§ 4-110 HC - Highway Commercial District Regulations.**

The following regulations apply to all uses in HC districts:

Minimum lot area:	None
Minimum lot width at building line:	None
Minimum front setback:	50 feet from a street right of way
Minimum side setback:	None, except: (1) when use abuts a residential zone a setback equal to that required for the residential zone shall be provided; (2) when a setback not required is provided, it shall be not less than 3 feet.
Minimum rear setback:	Twenty-five (25) feet
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae);
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5. <u>Open sales yards:</u> Yards used for sale, rental or storage of materials or equipment must be screened from adjoining residential property or other zoning districts by a planting screen, fence or wall at least 6 feet high.
Signs:	See signs, supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.
Maximum curb cuts:	Lot width of 100 feet or less: 36 feet of total curb cuts. Lot width of more than 100 feet: 36 feet of total curb cuts with a minimum of 100 feet between the centerlines of curb cuts on same lot.