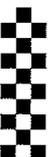


## **SECTION 11 – HC: HIGHWAY BUSINESS DISTRICT**

- 11.1 **District Intent.** This district is intended to accommodate retail or wholesale business and service opportunities primarily oriented toward major traffic arterials.
- 11.2 **Permitted Uses.** The following identifies the uses permitted in the HC: Highway Commercial Zoning District.
- A. All uses permitted in the GB: General Business Zoning District
  - B. Any retail or wholesale business or service and single-family apartments not specifically restricted or prohibited including: loft apartments, restaurants, delicatessen and coffee shops, civic centers, government/ institutions, theaters, professional offices with no limit on floor area, woodworking, crafts, including repairs.
  - C. Public and semi-public uses and structures including post offices and civic centers
  - D. Veterinary establishments and kennels provided that all animals are kept within suitable designed, soundproofed, and air conditioned buildings
  - E. Restaurants that offer drive-through services
  - F. Truck terminals and other transportation distribution centers
  - G. Campgrounds and Recreational Vehicle Parks
  - H. Hospitals, Nursing Homes, and Convalescent Care
  - I. Warehouses, Mini-warehouses, and Wholesale Business and Distribution Establishments not involving over twenty-thousand (20,000) square feet of area for storage of ware to be wholesaled or distributed
  - J. Major auto repair and filling stations
  - K. Automobile, truck, farm implement, and mobile home sales and service (not including parts yards and junkyards)
  - L. Shopping Centers, consisting of at least three (3) or more independent businesses
  - M. Athletic fields or stadiums, race tracks and speedways, and other recreational areas for public use, including golf courses and driving ranges, bowling alleys, roller skating and ice skating rinks, play fields, parks and playgrounds, miniature golf courses, swimming pools, fish lakes, amusement parks and fairgrounds, and similar recreational uses, provided that the parcel contains at least ten (10) acres of land, that all outdoor lighting provided for night use shall be properly directed and shielded as needed to prevent



excessive glare on adjoining properties, and all activities are located at least one hundred (100) feet from any property line.

11.3 ***Prohibited Uses.*** The following uses are prohibited in the HC: Highway Commercial District:

- A. Stockyard
- B. Junkyard, junk, scrap paper, or rag storage
- C. Live animal storage
- D. Coal yard
- E. Lumber mills and yards
- F. Auto wrecking
- G. Flour or grist mill

11.4 ***Dimensional Requirements:***

- A. **Minimum Front Yard Setback:** consistent with nearest building front. Every effort should be made to site commercial structures as close to the required front yard setback as is possible. Any buildings that will be constructed on a vacant lot between two pre-existing buildings shall not be located farther from the required minimum front yard setback line than the buildings on the immediate adjoining side lots.
- B. **Minimum Side Yard Setbacks:** Eight (8) feet, except on a lot abutting residential property side yard shall be not less than fifteen (15) feet. All required side yard setbacks along residential zoning districts shall contain an improved and maintained vegetated buffer to provide an effective year-round visual screen between the commercial use and the neighboring residential areas.
- C. **Minimum Rear Yard Setback:** Twenty (20) feet. All required side yard setbacks along residential zoning districts shall contain an improved and maintained vegetated buffer to provide an effective year-round visual screen between the commercial use and the neighboring residential areas.
- D. **Maximum Percentage of Lot Covered by Impervious Surfaces:** Forty (40) percent for all lots.
- E. **Maximum Structure Height:** Sixty-five (65) feet.  
Maximum stories allowed, five (5) Stories.

- F. **Exterior Lighting:** Exterior lighting fixtures shall not extend higher than thirty-five (35) feet as measured from the ground and must be constructed to direct and control the beam within subject parcel/development. All exterior lighting fixtures shall be properly shielded to prevent excessive glare on neighboring properties.
- G. **Parking:** Off-street parking provided, two-hundred (200) square feet of parking space per each: One-hundred (100) square feet of one-story buildings, or per each sixty (60) square feet of two-story buildings; theaters and auditoriums, one (1) vehicle space per each five (5) seats. Other uses: off-street parking may be provided by public parking facilities if it is within three-hundred (300) feet of the use. Off-street parking is to be added to the rear of the buildings when ever possible.
- H. **Utilities:** All on-site utility service lines must be underground and metered at a location approved by the Planning Commission.

## SECTION 12 – M-1: LIGHT MANUFACTURING DISTRICT

- 12.1 **District Intent.** The Light Manufacturing Zoning District provides for small-scale industries that manufacture goods and provide services which emit no significant neighborhood nuisance and degradation to the natural environment beyond industry boundaries. The district also will provide opportunities for the development of limited commercial uses that are accessory and complementary to the associated primary industrial use.
- 12.2 **Permitted Uses.** The following identifies the uses permitted in the M-1: Light Manufacturing Zoning District.
  - A. *Any industrial enterprise engaged in a manufacturing, assembly, or processing activity that does not produce discharges that require the issuance of a National Pollutant Discharge Elimination System (NPDES) major operating discharge permit and does not emit fumes, odors, or particulate matter into the air that would be discernable beyond the boundaries of the property.*
  - B. *Accessory commercial activities limited to the sale or servicing of products manufactured by the primary industrial use, provided such commercial activities occupy not more than thirty (30) percent of the total floor area of the principal use building. All commercial activities shall be conducted entirely within the principal use building.*
  - C. **Body Shops.**
  - D. **Indoor and outdoor gun clubs and shooting ranges, provided that all activities involving the discharge of fire arms shall conducted more than two hundred fifty (250) feet from any property line and directed away from any established residential uses.**
  - E. **Warehousing and storage facilities, including mini-warehouses.**