

## **SECTION**

### **10**

#### **HIGHWAY COMMERCIAL CORRIDOR DISTRICT (HC)**

Sections:

- 10-1 Application
- 10-2 Use Regulations
- 10-3 Parking Regulations
- 10-4 Height, Area and Yard Regulations
- 10-5 Aesthetic Regulations

#### **Section 10-1. Application**

**10-1.01** The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Highway Commercial Corridor District (HC). This commercial district is designed to accommodate commercial activities that draw business from, provide services to and would benefit from a location easily accessible to a highway or arterial street. The zoning of commercial property to this district shall be for the purpose of encouraging and requiring appropriate business development and redevelopment on a quality level generally equal to or exceeding that, which prevails in the City. All development in this district will be subject to a review of the aesthetic characteristics of the development by the Director of Community Development. However, the zoning of land into this district, which ordinarily will occur only upon application of the landowner, is intended to encourage efficient use of small tracts, innovative and imaginative planning, conservation of natural resources and minimum waste of land. Commercial areas are to be planned and developed so as to result in attractive, viable and safe centers and clusters. Control of vehicular access, circulation, landscaping and signs should soften the impact on any nearby residential neighborhoods and assure minimum adverse effects on the street system and other public services.

## **Section 10-2. Use Regulations**

**10-2.01** The uses listed below shall be permitted in the Highway Commercial Corridor District. No other building, land or premises shall be used, and no building or structure shall be hereafter erected or altered unless otherwise provided for in these regulations.

1. Offices and office buildings to be used only for the administrative functions of companies, corporations, social or philanthropic organizations or societies.
2. Other offices, including but not limited to, the following:
  - a. Accountants.
  - b. Architects and planners.
  - c. Artist studios.
  - d. Brokers.
  - e. Engineers, surveyors.
  - f. Dentists, dental laboratories.
  - g. Lawyers.
  - h. Real estate.
  - i. Insurance.
3. Mortuaries.
4. The following retail stores and services:
  - a. Appliance store.
  - b. Automobile supplies.
  - c. Bakery goods store and bakery.
  - d. Department store and discount house.
  - e. Drive-in theater.
  - f. Funeral parlor or mortuary.
  - g. Furniture sales and service.
  - h. Grocery store.
  - i. Hospital.
  - j. Hotel or motel.
  - k. Key shop.
  - l. Laundry.
  - m. Motorcycle sales and service.
  - n. Nursery or garden supply store.
  - o. Pharmacy; including medical supplies.
  - p. Public or private entertainment and recreation center.
  - q. Restaurants.
  - r. Shopping center (commercial uses of greater than five thousand (5,000) square feet in one structure).

5. Accessory buildings and uses customarily incidental to the above uses if they are constructed in a style and manner similar and sympathetic to a principal building or use.

**10-2.02** If such land placed in this district is adjacent to a district in which a single-household home is permitted, no article or material stored or offered for sale in connection with uses permitted above shall be stored or displayed outside the confines of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level.

**10-2.03** In automobile sales and automobile service stations engaged in the sale of gasoline and oil, open display may be permitted of merchandise commonly sold by automobile service stations, e.g., oil, batteries, tires, wiper blades, etc. No permanent open display will be permitted on sidewalks or public rights-of-way. Such display will be adequately screened from adjacent residential property.

**10-2.04** Any such store or shop must not produce more noise, odor, dust, vibration, blast or traffic than specifically permitted by these regulations and by City policy.

### **Section 10-3. Parking Regulations**

**10-3.01** One (1) off-street parking space shall be provided for each two hundred fifty (250) square feet of floor area.

### **Section 10-4. Height, Area and Yard Regulations**

**10-4.01** Height: Buildings or structures shall not exceed one hundred and ten (110) feet and/or nine (9) stories in height.

**10-4.02** Front Yard: The depth of the front yard shall be at least twenty-five (25) feet on all sides abutting a street.

**10-4.03** Side Yard: The depth of the side yard shall be at least ten (10) feet.

**10-4.04** Rear Yard: The depth of the rear yard shall be at least ten (10) feet.

**10-4.05** Lot Dimensions: The minimum width of a lot shall be one hundred (100) feet located adjacent to the right-of-way on a state or federal highway. The minimum depth of a lot shall be one hundred and forty (140) feet.

**10-4.06** Lot Size: The minimum lot size shall be twenty thousand (20,000) square feet.

**Section 10-5. Aesthetic Regulations**

**10-5.01** Applicability: All development located in this District shall be reviewed for aesthetic compatibility by the Director of Community Development. Such review may include, without limitation, requirements for building materials, building colors, building size and shape, and signage.

**10-5.02** Relationship to Other Sections of the Zoning Ordinance: Such aesthetic standards shall be in addition to all other requirements contained in these zoning regulations.