

4.5 HIGHWAY-ORIENTED COMMERCIAL



A. Purpose

The Highway Oriented Commercial (HC) district is intended for areas highly visible along major transportation corridors and supports uses appropriate for Businesses predominantly servicing a regional customer base. Typical uses include “big box” retail, chain restaurants, drive-through establishments, and supporting retail uses.

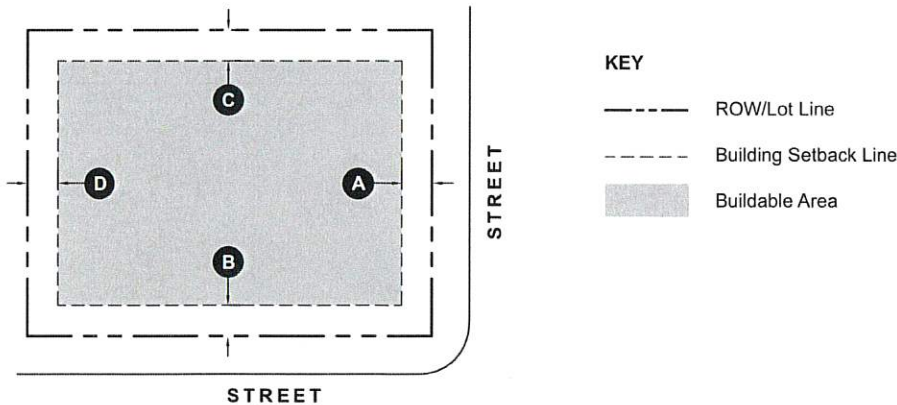


Figure 4-4: Highway-Oriented Commercial Setbacks

B. Lot Requirements

Lot Size	No minimum
Lot Width	No minimum
Lot Frontage/Street Frontage	No minimum requirement for Street frontage provided that any Lot without Street frontage has an unobstructed access Easement at least 25' wide.

C. Building Placement Requirements

Setback		
Front	25' min.	<b>A</b>
Street Side		
Where abuts R zone	25' min.	<b>B</b>
All others	No min.	
Side Yard		
Where abuts R zone	25' min.	<b>C</b>
All others	No min.	
Rear		
Where abuts R zone	25' min.	<b>D</b>
All others	No min.	
Distance Between Principal Building and Accessory Buildings	6' min.	

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Garage Along Any Street	
Where abuts R zone	25' min.
All others	No min.

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**D. Building Form Requirements**

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Building Height	35' max.
Lot Coverage	50% max.

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**E. Parking Requirements**

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See [Article 6.16 – Parking Standards](#).

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**F. Miscellaneous Requirements**

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The minimum zone size for the highway oriented Commercial district shall be two (2) acres. See [Article 6.10](#) for the required landscape buffer where the parcel abuts a residential Use.

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**G. Use Table**

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See [CHAPTER 5 – PERMITTED USE TABLE](#)

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