

## **ARTICLE XIII**

### **HC HEAVY COMMERCIAL DISTRICT**

#### **SECTION 13.01 PURPOSE**

The purpose of the “HC” Heavy Commercial District is to provide for those commercial uses that do not cater directly to small numbers of individual consumers of goods and services through small retail outlets, but rather provide goods and services on a warehouse, wholesale, bulk, mass or major scale which are offered to major and bulk purchasers and retail and service outlets that in turn provide goods and services on an individual item basis to individual consumers. It is also the intent of this District to provide for transportation and related service facility uses necessary to the transporting, distributing, transferring, handling and warehousing of bulk goods and services.

#### **SECTION 13.02 PERMITTED PRINCIPAL USES**

- A. Facilities necessary to the operation of all existing methods of transportation, including those for highway, rail and air, including truck terminals and railroad sidings.
- B. Warehousing and related bulk handling facilities, equipment and support services.
- C. Bulk handling of commercial and industrial services and related facilities, equipment and support services.
- D. Contractor buildings, structures and equipment and materials; storage yards for building and other types of construction materials.
- E. Building material supply establishments.
- F. Vehicle fueling stations
- G. Brewery

#### **SECTION 13.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS**

- A. Bulk storage and distribution facilities for petroleum and gas products, paints and chemicals.
- B. Sanitary septic waste hauling and servicing facilities in accordance with the provisions of Article XV, Special Uses. *[amended February 2007]*
- C. Communications towers
- D. Fraternal organizations
- E. Junk yards and inoperable vehicle yards
- F. Public buildings

#### **SECTION 13.04 PERMITTED ACCESSORY USES**

- A. Accessory buildings and uses customarily incidental to above named principal permitted uses.
- B. Signs in accordance with the relevant requirements detailed in Article XXI, “Sign Regulations,” herein.

- C. Towers in accordance with the relevant requirements detailed in Article XVIII, “Supplemental Regulations,” herein. *[amended 1999]*
- E. Outdoor storage of goods or materials when directly related to on-site businesses and when properly screened.
- F. Accessory Impound Yards

**SECTION 13.05      DIMENSIONAL REQUIREMENTS**  
(chart amended 2023)

Minimum Lot Area	
With public sewer and water	40,000 square feet
Without public sewer and water	80,000 square feet
Minimum Lot Width	
M-43, M-140, or Phoenix (CR388)	330 feet
Parcels on roads with public water and sewer	120 feet
Parcels on roads without public water and sewer	200 feet
Minimum Front Yard	
M-43, M-140, Phoenix (CR 388)	50 feet from the right-of-way line
Blue Star Hwy, Ruggles Road	110 feet from centerline
all other roads	35 feet from the right-of-way line
Minimum Side Yards	25 feet 15 feet each side, accessory buildings
Minimum Rear Yard	50 feet 15 feet, accessory building Corner lots do not have a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Height Limit	35 feet Accessory buildings – 35 feet
All structures are subject to Article XIVA Airport Overlay Zone	
Maximum Lot Coverage	75%

## **SECTION 13.06      LOCATION AND SITE DEVELOPMENT REQUIREMENTS**

- A.     The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from which it has vehicular access by means of a frontage access road/drive in accordance with Section 18.26, or (2) an approved private road connecting directly to a major road or highway arterial. *[amended 2000]*
- B.     All vehicular ingress and egress shall be from an acceleration and deceleration lane to a frontage access road in accordance with Section 18.26, or to an approved private road connecting to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C.     All uses shall meet the requirements for off-street parking and loading and unloading as specified in Article XX.
- D.     When an HC zoned parcel adjoins a Residential Zoning District, it shall meet the requirements of Section 18.30.