

Part 8**HIGHWAY COMMERCIAL DISTRICT****§ 27-801. Purpose of the Highway Commercial District. [Ord. No. 688, 6/4/2018]**

The purpose of the Highway Commercial District is to permit the development of commercial areas consisting of one or more establishments in buildings of integrated and harmonious design, together with adequate and properly arranged pedestrian and vehicular movement and parking, with landscaping which will provide an integrated, efficient, convenient, pleasant and safe area for shopping and which will fit harmoniously into and will have no adverse effect upon the adjoining or surrounding development.

§ 27-802. Use Regulations for the Highway Commercial District. [Ord. No. 688, 6/4/2018]**1. Permitted Uses. [Amended by Ord. No. 692, 4/8/2019]**

- Accessory use or structure (see supplemental regulations in Part 14)
- Bed-and-breakfast
- Body piercing shop/parlor
- Car washes
- Communications antennas
- Communication tower height less than 100 feet (see supplemental regulations in Part 15)
- Essential service (no zoning permit required)
- Family day care home (see supplemental regulations under home occupation in Part 15)
- Financial institutions/offices
- Forestry activities (no zoning permit required)
- Funeral home
- Home occupation (see supplemental regulations in Part 15)
- Indoor recreation/entertainment facility
- Medical office buildings
- No impact home-based business
- Parking lot or parking garage (see supplemental regulations in Part 14 for off-street parking and loading)
- Printing, commercial
- Professional office
- Repair business (see supplemental regulations for automotive repair business in Part 15)
- Restaurant
- Restaurant, drive-through
- Retail - neighborhood, convenience and specialty

Retail with drive-up/drive-through facilities
Retail requiring off-street parking
Services, business and personal
Self-service storage
Tattoo shop/parlor
Vape/vapor shop
Warehousing
Wholesale

2. Special Exception Uses (Reserved).
3. **Conditional Uses** (criteria found in Part 15).

Adult entertainment
Animal hospital
Corrective/penal facility
Hospital, hospital administration and support uses
Impact home business
Medical marijuana dispensary
Mobile home park
Motel/hotel
Public or quasi-public use, public service facility
Restaurant, food truck
Shopping center
Short-term rentals

§ 27-803. Height and Coverage Requirements. [Ord. No. 688, 6/4/2018]

1. Maximum building coverage: 50% of lot area.
2. Maximum impervious surface: 75% of lot area.
3. Minimum green space: 25% of lot area.
4. Maximum building height: 45 feet.

§ 27-804. Minimum Areas and Dimensions. [Ord. No. 688, 6/4/2018]

1. Animal Hospital; Bed-and-Breakfast; Funeral Home; Hospital, Hospital Administration and Support Uses; Indoor Recreation Facility; Medical Marijuana Dispensary; Medical Office Buildings; Parking Lot or Parking Garage (as a principal use); Professional Office; Public or

Quasi-Public Use or Public Service Facility; Restaurant (except Food Truck); or Retail, Wholesale, Office, Service, Printing, or Repair Business.

- A. Minimum lot area: 0.5 acre.
 - B. Minimum lot width: 150 feet.
 - C. Minimum building lines:
 - (1) Front: 40 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 20 feet.
2. Adult Entertainment; Corrective/Penal Facility; Motel; or Shopping Center.
- A. Minimum lot area: three acres.
 - B. Minimum lot width: 250 feet.
 - C. Minimum building lines:
 - (1) Front: 40 feet.
 - (2) Side: 20 feet.
 - (3) Rear: 20 feet.
3. Mobile Home Park. See the applicable Subdivision and Land Development Ordinance for additional requirements.
- A. Minimum park area: five acres.
 - B. Maximum gross density: five dwelling units per acre.
 - C. Minimum park lot width: 500 feet.
 - D. Minimum park building lines:
 - (1) Front: 100 feet.
 - (2) Side: 50 feet.
 - (3) Rear: 50 feet.
 - E. Minimum mobile home lot area: 6,000 square feet.
 - F. Minimum mobile home lot width: 50 feet.
 - G. Minimum building lines for mobile home lot:
 - (1) Front: 20 feet.
 - (2) Side: 10 feet.

- (3) Rear: 10 feet.
- H. Water and Sewage Facilities: The mobile home park development must be served by public water and public sewage facilities.
- I. Recreation Space Requirements. A minimum of 10% of the gross park area or 750 square feet per unit, whichever is larger, shall be provided for recreation space. This recreation space shall be suitable for outdoor recreational activity and shall be readily accessible to all mobile home lots. The plans and application for a mobile home park shall show the proposed recreational facilities to be provided and explain the maintenance of such recreation space.