

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 *[list amended 1999]*

- 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.

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]*

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]*
- D. Outdoor storage of goods or materials when directly related to on-site businesses and when properly screened.

SECTION 13.05 DIMENSIONAL REQUIREMENTS

A. LOT AREA:

- 1. Minimum of 80,000 square feet if on-site water supply and wastewater disposal are to be used.
- 2. Minimum of 40,000 square feet if public or common sanitary sewer and wastewater treatment facilities are to be used.

B. LOT WIDTH: On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be two hundred (200) feet for A.1. above or one hundred twenty (120) feet for A.2. above. *[amended 2000]*

C. LOT COVERAGE: Maximum of 75%.

D. YARD AND SETBACK REQUIREMENTS:

- 1. FRONT YARD: Minimum from all road and highway right-of-way lines, as specified in Section 18.41, or as specified in the Master Plan for Roads and Highways, whichever is the greater.
- 2. SIDE YARD: Minimum of twenty-five (25) feet, except that if adjacent to a Residential District the side yard shall be a minimum of fifty (50) feet, or a minimum as specified in Section 18.41, if the side yard abuts a road or highway right-of-way, or as specified in the Master Plan for Roads and Highways, whichever is greater.
- 3. REAR YARD: Minimum of fifty (50) feet.

E. HEIGHT LIMITATIONS: Maximum of thirty-five (35) feet.

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.