

ARTICLE XIV
Highway Commercial Zone (HC)

§ 150-100. Purpose.

This zone provides suitable locations for larger-scale retail, service and entertainment businesses. In addition, automobile, boat and trailer sales and service establishments are accommodated. The uses provided in this zone are meant to serve local and regional residents, as well as those motorists passing through the township. Access to these areas is provided by adjoining major thoroughfares.

§ 150-101. Permitted uses.

Permitted uses shall be as follows:

- A. Offices (business and professional).
- B. Banks and similar financial institutions.
- C. Restaurants and taverns (but not including drive-through or fast-food restaurants, caterers and nightclubs).
- D. Retail sale of goods and services, including auto part stores, without installation.
- E. Hotels, motels and similar lodging facilities.
- F. Automobile, boat and trailer sales, including service or repair facilities as an accessory use.
- G. Theaters and auditoriums.
- H. Commercial and/or nonprofit schools, excluding vocational/ mechanical trade schools.
- I. Personal service businesses. [Added 6-28-2001 by Ord. No. 01-03]
- J. Alternate therapy office. [Added 6-28-2001 by Ord. No. 01-03]
- K. Medical clinic. [Added 6-28-2001 by Ord. No. 01-03]
- L. Automobile filling stations, including minor incidental repair. (See §150-311.) [Added 6-28-2001 by Ord. No. 01-03]
- M. Car washes. (See §150-317.) [Added 6-28-2001 by Ord. No. 01-03]

- N. Drive-through / fast-food restaurants or caterers. (See § 150-324.) [Added 6-28-2001 by Ord. No. 01-03]
- O. Shopping centers. (See §150-351.) [Added 6-28-2001 by Ord. No. 01-03]
- P. Health and recreation clubs. (See § 150-331.) [Added 6-28-2001 by Ord. No. 01-03]
- Q. Automobile service and repair facilities, including but not limited to auto mechanics, drive-through lubrication services and tire, brakes, muffler, transmission, windshield, auto body, car radio and upholstery shops. (See §150-312.) [Added 6-28-2001 by Ord. No. 01-03]
- R. Commercial day-care facilities. (See §150-321.) [Added 6-28-2001 by Ord. No. 01-03]
- S. Churches and related uses. (See §150-319.) [Added 6-28-2001 by Ord. No. 01-03]
- T. Home improvement and building supply stores. (See § 150-332.) [Added 6-28-2001 by Ord. No. 01-03]
- U. Funeral homes. (See §150-327.) [Added 6-28-2001 by Ord. No. 01-03]
- V. Vocational/mechanical trade schools. (See §150-355.) [Added 6-28-2001 by Ord. No. 01-03]
- W. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- X. Accessory uses customarily incidental to the above permitted uses.

§ 150-102. Reserved¹

§ 150-103. Special exception uses.

Subject to the general criteria listed in §150-302D, special exception uses shall be as follows:

- A. Amusement arcades. (See §150-309.)
- B. Nightclubs. (See §150-341.)
- C. Public utilities. (See §150-346.)

¹ Editor's Note: Former § 150-102., Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

- D. Liquor (state) stores. (See §150-337.) [Added 6-28-2001 by Ord. No. 01-03]
- E. Commercial recreation facilities. (See §150-322.) [Added 6-28-2001 by Ord. No. 01-03]
- F. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building. (See §150-322.1) [Added 4-9-1998 by Ord. No.98-06] [Added 6-28-2001 by Ord. No. 01-03]
- G. Methadone treatment facility. (See §150-357.3) [Added 6-28-2001 by Ord. No. 01-03]

§ 150-104. Minimum lot area.

Unless otherwise specified, each use within this zone shall have a minimum lot size of 30,000 square feet.

§ 150-105. Minimum lot width.

Minimum lot width shall be 150 feet.

§ 150-106. Minimum lot depth.

Minimum lot depth shall be 150 feet.

§ 150-107. Minimum setback requirements.

Minimum setback requirements for principal and accessory uses shall be as follows:

- A. Front yard setback. All buildings, structures (except permitted signs) and outdoor loading areas shall be set back at least 35 feet from the street right-of-way; off-street parking lots and outdoor storage areas shall be set back a minimum of 20 feet from the street right-of-way.
- B. Side yard setbacks. All buildings and structures shall be set back at least 25 feet from the side lot lines. Off-street parking lots, loading areas and outdoor storage areas shall be set back at least 15 feet from the side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one of the side yard setbacks can be waived solely for parking facilities.
- C. Rear yard setback. All buildings, structures, off-street parking lots, loading areas and outdoor storage areas shall be set back at least 20 feet from the rear lot line.

- D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a fifty-foot setback for buildings, structures, off-street parking lots, loading areas and outdoor storage areas from the residentially zoned parcels. Such areas shall be used for a landscape strip.

§ 150-108. Maximum permitted height.

Maximum permitted height shall be 35 feet

§ 150-109. Off-street loading.

Off-street loading shall be provided as specified in Article XXV of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street.

§ 150-110. Off-street parking.

Off-street parking shall be provided as specified in Article XXIV of this chapter.

§ 150-111. Signs.

Signs shall be permitted as specified in Article XXVII of this chapter.

§ 150-112. Maximum lot coverage.

Maximum lot coverage shall be 70%.

§ 150-113. Multiple permitted uses.

Multiple permitted uses may be located in one (1) building located on one (1) lot of land.
[Added 6-28-2001 by Ord. No. 01-03]

§ 150-114. Screening.

A visual screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Article XXVI.)

§ 150-115. Landscaping.

- A. Any portion of the site not used for buildings, structures, parking compounds, loading areas, outdoor storage areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental planting.

- B. A minimum ten-foot-wide landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot shared by adjoining uses. (See Article XXVI.)

§ 150-116. Dumpsters.

Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided that such dumpsters are screened from any adjoining roads or properties. All dumpsters shall be set back a minimum of 35 feet from any adjoining residentially zoned properties and 10 feet from all other lot lines.