

HC Heavy Commercial Zoning District

Zoning district for commercial land uses – [CH. 10-Zoning 10.273](#)

Permitted Uses 10.273(2)

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|--|---|--|
| □ Undeveloped natural resource and open space areas | □ Freight and bus terminals | □ Outdoor storage |
| □ Agriculture and accessory uses (livestock not permitted) | □ Governmental, institutional, religious, or nonprofit community uses | □ Personal or professional service |
| □ Adult book stores, subject to s.10.103(2). | □ Indoor entertainment or assembly | □ Personal storage facilities (mini-warehouse) |
| □ Cemeteries | □ Indoor sales | □ Transient or tourist lodging |
| □ Colony house | □ Indoor storage and repair | □ A transportation, utility, communication, or other use required by law |
| □ Contractor, landscaping, or building trade operations | □ Institutional residential | □ Utility services |
| □ Day care centers | □ Light industrial | □ Vehicle repair or maintenance service |
| | □ Off-site parking | □ Veterinary clinics |
| | □ Office uses | □ Warehousing and distribution facilities |
| | □ Outdoor sales, display or repair | |

Conditional Uses: 10.273(3)

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|--------------------------------------|-------------------------------|---|
| □ Airport, landing strip or heliport | □ Communication towers | □ Outdoor entertainment |
| □ Animal boarding, domestic pet | □ Renewable energy generation | □ Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.. |
| □ Animal boarding, large animal | □ Drive-in establishment | |
| □ Caretaker's residence | □ Marinas | |
| □ Commercial indoor lodging | □ Outdoor active recreation | |

Setbacks and Height requirements: 10.273(4) & (6)

Front setback for all structures from highway centerline / right-of-way line (whichever is greater)

State or Fed. Hwy: 100/42 feet

County Highway: 75/42 feet

Town Road: 63/30 feet

Subdivision streets platted prior to DCCO: 20 feet

All other streets: 30 feet

Side yard:

10 feet minimum

Rear yard:

10 feet minimum

Height:

50 feet, excluding tanks, storage bins, silos and towers

Minimum Lot Width & Area: 10.11(5)

Lots must have sufficient area to accommodate sanitary, stormwater, and parking for intended uses

Lot Coverage 10.11(5)

60% maximum