

HC Heavy Commercial Zoning District

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

Permitted Uses 10.273(2)

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

Conditional Uses: 10.273(3)

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

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