

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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| <ul style="list-style-type: none">□ 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 | <ul style="list-style-type: none">□ 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 | <ul style="list-style-type: none">□ 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 |
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Conditional Uses: 10.273(3)

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| <ul style="list-style-type: none">□ Airport, landing strip or heliport□ Animal boarding, domestic pet□ Animal boarding, large animal□ Caretaker's residence□ Commercial indoor lodging | <ul style="list-style-type: none">□ Communication towers□ Renewable energy generation□ Drive-in establishment□ Marinas□ Outdoor active recreation | <ul style="list-style-type: none">□ Outdoor entertainment□ Transportation, communications, pipeline, electric transmission, utility, or drainage uses, not required by law.. |
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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