

## "HC" District

### 4.7 "HC" District Intent, Permitted Uses, and Special Exception Uses

#### District Intent

The "HC" (Highway Commercial) District is intended to provide a land use category for the special type of commercial that locates along highways. The provisions that regulate this land use district should make the district compatible with the agriculture district and environmentally sensitive areas. This district should be used along Highway 31.

Cicero/Jackson Township's Plan Commission and Board of Zoning appeals should strive to use this district to minimize lighting, large parking lots along the major roadways, hazardous traffic patterns, traffic conflicts, and excessive use of signs in the "HC" District.

The use of access roads/frontage roads should be required for all commercial uses in this district. Further, road cuts onto existing thoroughfare or collector roads shall be restricted.

#### Permitted Uses

##### **Business: Retail**

- drug store
- gift shop
- news dealer/bookstore
- variety store

##### **Business: Food Sales/Service**

- bakery retail
- convenience store (without gas pumps)
- delicatessen
- drive-in restaurant
- drive-thru restaurant
- restaurant

##### **Business: General Business**

- hotel/motel

##### **Business: Recreation**

- miniature golf

##### **Business: Office/Professional**

- bank machine/ATM

##### **Miscellaneous**

- accessory uses

#### Special Exception Uses

##### **Business: Auto Sales/Services**

- automobile sales area
- automobile service station
- automobile wash (automatic and self)
- filling/gas station
- oil change service (enclosed)

##### **Business: Food Sales/Service**

- restaurant with outdoor seating
- roadside food stand
- roadside product stand
- convenience store (with gas pumps)

##### **Business: Recreation**

- golf course
- country club
- Business: General Business
- truck stop

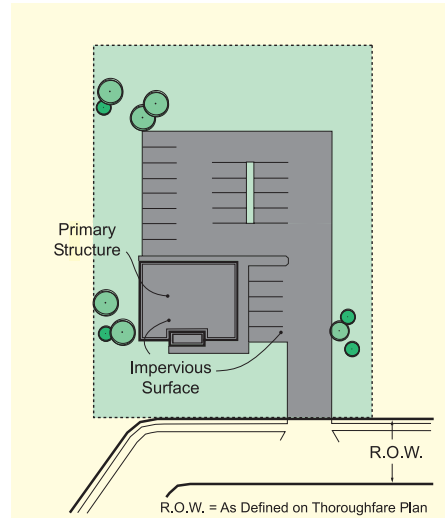
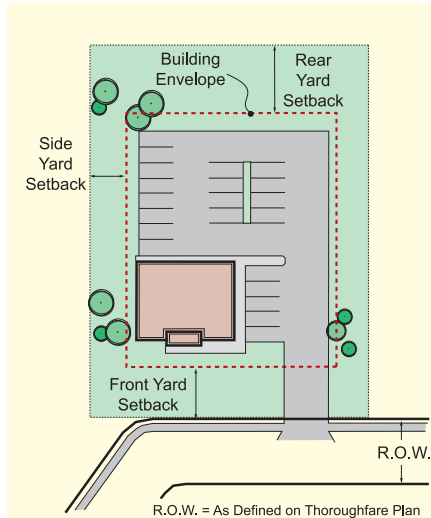
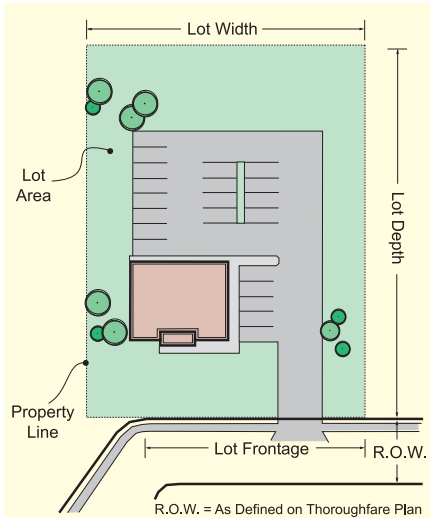
##### **Communication/Utilities**

- cellular/communication/radio/television tower

All Special Exceptions are discretionary by the Board of Zoning Appeals.

# "HC" District

## 4.8 "HC" District Standards



### Minimum Lot Area:

- 20,000 square feet

### Minimum Lot Width:

- 85 feet

### Maximum Lot Depth:

- 3 times the Lot Width

### Minimum Lot Frontage:

- 85 feet on a Public Street with access from said Public Street

### Sewer and Water:

- Does not require municipal water or sewer hookup

### Minimum Front Yard Setback:

- 45 feet when adjacent to a Primary Arterial Street or Parkway.
- 35 feet when adjacent to a Secondary Arterial Street.
- 30 feet when adjacent to a Collector Street.
- 25 feet when adjacent to a Local Street.

### Minimum Side Yard Setback:

- 15 feet (plus buffer yard)

### Minimum Rear Yard Setback:

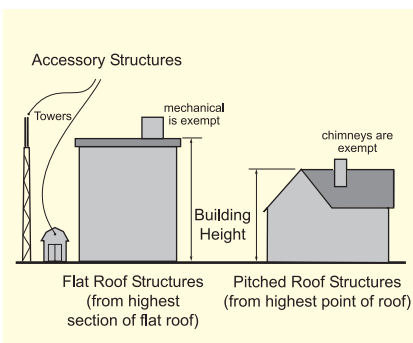
- 15 feet for the Primary Structure (plus buffer yard)
- 10 feet for Accessory Structures (plus buffer yard)

### Maximum Lot Coverage:

- square feet of all primary and accessory structures, and impervious surface cannot exceed 65% of the Lot Area.

### Minimum Floor Area:

- 1,000 square feet for Primary Structures



### Maximum Structure Height:

- 20 feet for the Primary Structure
- 15 feet for Accessory Structures

## Additional Standards that Apply

Lot/Yard (LY)	Environmental (EN)	Telecommunication Facilities (TF)
• LY-01 ..... Page 82	• EN-01 ..... Page 88	• TF-01 ..... Page 99
Height (HT)	Floodplain (FP)	• TF-02 ..... Page 102
• HT-01 ..... Page 82	• FP-01 ..... Page 90	• TF-05 ..... Page 102
Accessory Structures (AS)	Lighting (LT)	Fences and Walls (FN)
• AS-03 ..... Page 83	• LT-01 ..... Page 92	• FN-02 ..... Page 103
• AS-04 ..... Page 84	Parking (PK)	Miscellaneous (MS)
Temporary Uses (TU)	• PK-03 ..... Page 92	• MS-03 ..... Page 103
• TU-01 ..... Page 85	• PK-04 ..... Page 93	• MS-05 ..... Page 104
• TU-03 ..... Page 85	• PK-05 ..... Page 93	• MS-06 ..... Page 104
Landscaping (LS)	Loading (LD)	• MS-07 ..... Page 104
• LS-01 ..... Page 85	• LD-01 ..... Page 94	• MS-08 ..... Page 104
• LS-02 ..... Page 86	Entrances/Drives (ED)	
• LS-03 ..... Page 86	• ED-01 ..... Page 94	
Buffer Yards (BY)	Vision Clearance (VC)	
• BY-01 ..... Page 87	• VC-01 ..... Page 96	
Performance Standards (PS)	Home Occupation (HO)	
• PS-01 ..... Page 88	• HO-01 ..... Page 97	