



# Highway Commercial (HC) Zoning Districts – Quick Sheet

To verify your zoning, please see the [Town Zoning Map](#). Additionally, you can find references to all the major development standards in Sections 3.03 of the [Unified Development Ordinance](#).

## Highway Commercial Zoning District (HC)

The HC, Highway Commercial district is intended to accommodate a wide variety of commercial uses and have a general application as a highway service district.

Land Use Regulations - See the Land Use Chart and all applicable regulations in Subsection 3.04 of the [Unified Development Ordinance](#).

Dimensional Regulations – See the chart below from the Unified Development Ordinance.

Regulation	LR, Local Retail
<b>Lot Dimensions</b>	
Minimum Lot Area	1 acre (43,560 Square Feet)
Minimum Lot Width	200 Feet
Minimum Lot Depth	200 Feet
<b>Yard Setback Dimensions</b>	
Minimum Front Yard Setback	40 Feet
Minimum Side Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District
Minimum Rear Yard Setback	25 Feet/50 Feet when adjacent to Residential Zoning District
<b>Structure Height</b>	
Maximum Height (feet)*	60 Feet/Height shall not exceed a 1 to 3 slope when adjacent to Residential Zoning District / See <b>45 Feet-65 Feet**</b>
<b>Building Coverage Area</b>	
Maximum Building Area Coverage (all buildings)	50%
<b>Floor Area Ratio</b>	
Maximum Floor Area Ratio	150%
<p>*The following structures shall be exempt from the maximum height requirement: chimneys, cooling towers, elevator bulkheads, tanks, water towers, radio and television towers, ornamental cupolas, domes or spires, and parapet walls not exceeding four (4) feet in height.  **Any structure above 45 feet in height shall require a Specific Use Designation (SUD).  *** Any structure above 60 feet in height shall require a Specific Use Designation (SUD).</p>	

