

Section 509: HC Highway Commercial Zone. A district intended for automotive-related businesses and businesses offering retail and services catering to the needs of, and in locations convenient to, commuters and long-distance travelers.

509.01. Permitted Uses

- bakeries
- banks and financial institutions
- bus stations
- cafes and restaurants (not serving alcoholic beverages for on-premise consumption)
- laundries and dry cleaning pick-up stations
- motels
- radio stations (excluding towers)
- retail and service establishments
- sales of alcoholic beverages for off-premise consumption only
- automotive sales and rental
- gasoline and service stations
- automotive repair service
- park and ride lot
- boat or recreational vehicle sales and rental
- car wash
- flea market

509.02. Uses Permitted Subject to Supplemental Use Regulations

- ATMs §703
- mini-warehouses §713
- pub restaurants §717
- veterinary clinics and hospitals §718
- temporary outdoor sales §719
- wireless communication services §726

509.03. Special Exception Uses

- manufactured home sales
- heavy equipment sales or rental
- major vehicle sales or rental
- truck stop or terminal
- drive-in theater
- public utility facility §725

509.04. Area and Dimensional Requirements. The following regulations govern lot area, setbacks, building size, and density, as subject to the applicable provisions of Article 6: General Requirements and Article 7: Supplemental Use Regulations.

Maximum building height	3 stories
Maximum lot coverage (Impervious surfaces)	80%
Min. Front Yard setback	no setback required except as necessary to provide sidewalks and planter strips (Refer to Town of Argo Design and Construction Specifications)
Min. Rear Yard setback	<ul style="list-style-type: none"> ▪ 35 feet where adjoined by a Residential Zone ▪ 15 feet where adjoined by a non-Residential Zone
Min. Side Yard setback	<ul style="list-style-type: none"> ▪ 35 feet where adjoined by a Residential Zone ▪ no setback required where adjoined by a non-Residential Zone*
Min. Setback between structures on same lot	15 ft
Fences and walls	3ft min. and 8 ft max., subject to §605
Buffers	subject to §604 and §605

* Structure shall be designed for party-wall construction or a minimum of 10 ft side setback shall be required.

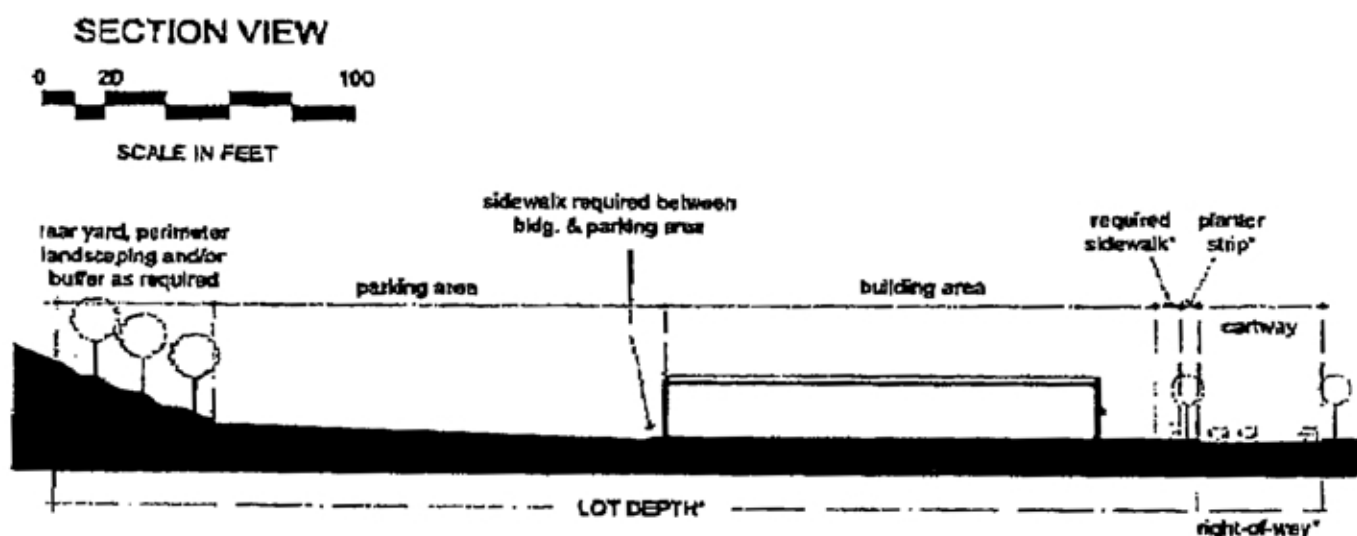
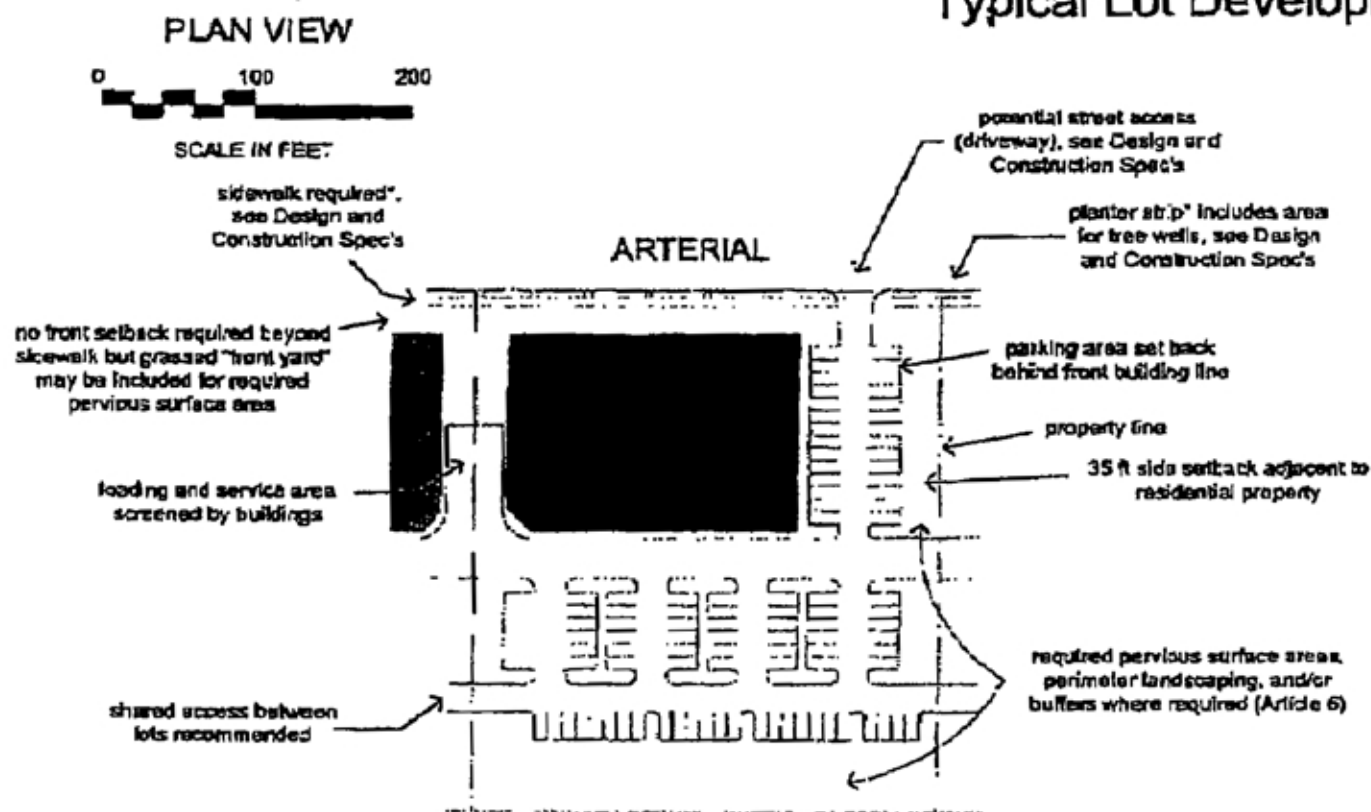
509.05. Additional Requirements.

- A. No establishment offering the sales of alcoholic beverages shall be permitted within 1500 feet of any church, school, public park or playground, as measured from the nearest Lot Line of the establishment to the nearest district line of an institutional Zone or the nearest Lot Line of an institution, park or playground as applicable.
- B. No open or outdoor storage of any kind shall be permitted except storage involving finished goods or items sold on-site at retail. Such storage shall not include heavy equipment (except as specifically

permitted under a Special Exception) or bulk materials and shall only be permitted behind the front building line. Repair and work yards, dumpsters, utility appurtenances, loading and service areas, etc. shall be located behind the front building line and screened from public view in accordance with the provisions of §605.

- C. Outdoor seating areas may be permitted forward of the building line provided a continuous, unobstructed path of no less than five feet is maintained along the sidewalk fronting on the property.

HC: Highway Commercial District Typical Lot Development



* Sidewalks and planter strips to be provided in Easement unless otherwise approved to be in Right-of-Way by City Council and/or other applicable authorities. Refer to Design and Construction Specifications for Throughfare Design criteria.