

Highway Commercial and Manufacturing District (HCM)

Permitted Principal Uses & Structures	Permitted Accessory Uses & Structures	Special Exceptions	Conditional Uses	Minimum Lot Requirements	Minimum Yard Requirements	Maximum Height Requirements
Enclosed manufacturing, assembly or other light industrial or research operation not prohibited herein or by other laws.	Accessory uses and structures customarily incidental to a permitted use.	Mobile home, travel trailer, motor home, and recreational vehicle sales and display facilities.	Planned industrial or commercial industrial parks	Minimum Lot Area: per principal structure or use: 3 acres*	Front Yard: 50' from edge of road right-of-way or property line (as applicable)	Principal Structure: 35'/ 2 stories
Light manufacturing of electrical equipment, metal fabrications, furniture, and similar uses.	Off-street parking	Automobile sales and service	Heavy equipment sales, service, and repair establishments.	Minimum Lot Width: 250**	Parking areas: 25' from edge of road right-of-way.	Accessory Structures: 20'/11/2 stories
Food processing to include manufacturing of bakery products such as bread, cookies, frozen products and related snack items.	Loading and unloading docks	Commercial storage warehouses	Public and semi-public community buildings	Maximum building coverage per lot: 50%	Side Yards: 10'	
Warehouses for enclosed storage of goods & materials, distribution plants & wholesale businesses to include loading and unloading docks & similar facilities	No-impact home based business	Screened and buffered outdoor storage	Commercial amusement	*NOTE: Where public sewer is available the following requirements shall apply:	Rear Yard: 25'	
Manufacturing of apparel, textiles and clothing.	Home occupations	Retail sales and service establishments	Municipal waste facilities	Minimum Lot Area: 2 acres		
Printing operations.	Home businesses		Junkyards or auto salvage operations	Minimum Lot Width: 200'		
Laboratory facilities.	Signs		Unenclosed outdoor storage			
Professional offices.	Churches and places of worship		Heavy industry			
Shopping centers					****NOTE****	
Grocery Stores				This table contains a summary of district use regulations and minimum lot standards. Additional detailed and specific regulations are contained within Articles 4 & 5.		
Banks and financial institutions						
Commercial lodging						
Contractor yards & repair shops						

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