

CHAPTER 9

HC - HIGHWAY COMMERCIAL DISTRICT

SECTION 9.10 DESCRIPTION AND PURPOSE

This district is intended to accommodate uses which can provide office, personal services and commercial goods for visitors and residents of Croton Township, including auto-related uses which would ordinarily be incompatible with the character of Residential Districts. It is intended to primarily serve traffic along State trunk line roadways and to contain uses which require access to and frontage on such roadways.

SECTION 9.20 USES PERMITTED BY RIGHT

Land and/or building in the HC District may be used for the following purposes as Permitted Uses:

- A. Office buildings for any of the following occupations:
 - 1. Executive, administrative, professional, accounting, drafting and other similar professional activities, as determined by Zoning Administrator.
 - 2. Medical and dental offices and clinics.
- B. Banks, credit units, savings and loan associations and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
- C. Personal service establishment conducting service on the premises, including barber and dry cleaning service outlets, beauty shops, fitness centers, travel agencies and other similar uses, as determined by the Zoning Administrator.
- D. Retail stores, providing goods within a completely enclosed building.
- E. Drug stores and pharmacies.
- F. Restaurant, exclusive of drive-through facilities.
- G. Private clubs, fraternal organizations and lodge halls.
- H. Indoor recreational facilities, excluding bowling alleys.
- I. Commercial child care centers.

- J. Utility and public service buildings, without storage yards but not including essential public services such as poles, wires and underground utility systems.
- K. Accessory buildings, structures and uses customarily incidental to any Permitted or Special Land Use (if approved).

SECTION 9.30 SPECIAL LAND USES

Land/or buildings in the HC District may be used for the following purposes following approval by the Planning Commission as a Special Land Use as regulated by Chapter 15:

- A. Commercial greenhouses and nurseries.
- B. Kennels.
- C. Funeral homes and mortuary establishments.
- D. Hotels and motels.
- E. Theaters or similar places of public assembly, as determined by the Zoning Administrator.
- F. Restaurants with drive-through facilities.
- G. Vehicle service stations, including body shops.
- H. Vehicle wash establishments, either self-serve or automatic.
- I. Open air businesses.
- J. Veterinary hospitals and animal clinics.
- K. Bowling alleys.
- L. Commercial storage warehouses.
- M. Schools, churches, libraries, parks, playground and community center buildings.
- N. Dry cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- O. The drawing, gathering, pumping, or removal of surface water, spring water, or groundwater for consumption or use, other than residential use, on the property where the water is originally located. This includes, but is not limited to, canning operations, bottled water operation(s) (including any well, pipe, or transport pipeline, generator, well house,

factory, or other structure or item related or associated thereto), and the transportation of water originating within Croton Township to a place located outside of Croton Township. No such use or related building, structure, pipeline, or similar item shall occur or be located, constructed, or operated within 1,300 feet of a river, creek, stream, or lake.

SECTION 9.40 SITE DEVELOPMENT REQUIREMENTS

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected unless the following requirements are met and maintained in connection with the building, structure or enlargement.

- A. The outdoor storage of goods or materials shall be prohibited in the required front yard. Goods or materials stored in the side or rear yard shall be entirely screened from the view from the street or from abutting properties.

SECTION 9.50 DISTRICT REGULATIONS

No building or structure, nor the enlargement of any building or structure, shall be hereafter erected and no lot shall be created unless the following requirements are met and maintained in conjunction with the lot, building, structure, or enlargement.

Front Yard	100 feet - The first 35 feet of the Front Yard area, except for necessary entrance drives, shall be landscaped.
Side Yard	30 feet
	Street side of a corner lot - 50 feet.
Rear Yard	30 feet
Maximum Building Height	35 feet
Lot Coverage	40 %
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet

Figure 9.1