

**6-19. C-H Highway Commercial District.**

- A. Description of District. This district is composed of certain lands and structures to provide and encourage proper grouping and development of roadside uses, which include a wide variety of sales and services that will best accommodate the needs of the County and the traveling public, reducing traffic congestion, hazards and blight along the public streets.
- B. Permitted Uses. The following uses shall be permitted in the C-H Zoning District as long as the area devoted to inside storage does not exceed fifty (50) percent of the gross floor area of the principal structures except as excluded herein for Business Parks.
1. Ambulance and Rescue squad;
  2. Amusement or Recreational facility;
  3. Appliance sales and repair;
  4. Armories, for meetings and training military organizations;
  5. Art studio;
  6. Athletic events;
  7. Auto parts, Tire store/installation, Brake installation, Muffler repair, Oil change, Tune-up, and Emission Testing Facilities, retail; (Amended 06/24/04)
  8. Bakery;
  9. Barber shop;
  10. Beauty shop;
  11. Blueprinting;
  12. Bookbinding;
  13. Building, contracting and related activities, (e.g. sales and storage of building supplies and materials);
  14. Bus passenger station;

15. Business park;
16. Business school;
17. Cabinet manufacturing, repair and installation;
18. Carnival (temporary in nature);
19. Car wash and/or detailing facility; (Amended 07/22/04)
20. Catering service;
21. Church and customary related uses;
22. Clothing store and variety store;
23. College, University, including Dormitory and Fraternity or Sorority house when located on main campus;
24. Community fair;
25. Cultural facility;
26. Dance school or Studio;
27. Dental office;
28. Department store;
29. Drive-in restaurant;
30. Drive-in theater;
31. Drug store;
32. Dry goods store;
33. Electric repair;
34. Engraving;
35. Financial institution;
36. Florist shop;

37. Freezer locker service, ice storage;
38. Freight express office;
39. Funeral home;
40. Gift shop;
41. Glass sales;
42. Grocery store;
43. Growing crops, garden, shrubbery, flowers, etc., and related sales;
44. Gunsmith;
45. Home occupation;
46. Horse show (temporary in nature); (Amended 07/22/04)
47. Hotel;
48. Jewelry shop;
49. Laboratory serving professional requirements, (e.g. medical, dental, etc.);
52. Laundry pickup station;
53. Library;
54. Locksmith;
55. Magazine publication and distribution;
56. Manufactured home sales room and sales lot;
57. Medical office;
58. Messenger service;
59. Museum;
60. Music teaching studio;

61. Newspaper publication and distribution;
62. Novelty shop;
63. Office equipment sales and service;
64. Parking garage;
65. Pawn shops;
66. Pest control;
67. Photography studio;
68. Photostating;
69. Printing;
70. Private clubs or Lodges;
71. Radio studio;
72. Railroad station;
73. Rent-alls;
74. Restaurant;
75. Retail establishment;
76. Rodeo (temporary in nature); (Amended 07/22/04)
77. School;
78. Shoe repair;
79. Tattoo Parlor;
80. Taxidermist;
81. Taxi service;
82. Telegraph service;

83. Television studio;
84. Trade schools;
85. Upholstery shop;
86. Utility trailers and rent-alls; and
87. Watch repair.

C. Conditional Uses. The following Conditional Uses shall be allowed in the C-H Zoning District provided that all conditions specified in Section 7-1 herein are met:

1. Animal Hospital, Kennel (Commercial or Non-Commercial), or Veterinary Clinic;
2. Automobile, Truck, Farm Equipment, or Motorcycle Sales and Accessory Repairs; (Amended 06/24/04)
3. Automobile Service Station, including gasoline sales in conjunction with a Convenience Store;
4. Care Home, convalescent Center or Nursing Home;
5. Cemetery;
6. Church or Religious Tent Meeting;
7. Commercial Driving Range;
8. Day Care Facility (Nursery School or Kindergarten);
9. Dry Cleaning Plant;
10. Experimental Laboratory;
11. Fraternities and/or Sororities;
12. Golf Course;
13. Hospital;
15. Laundromat, Self-Service or Otherwise;

16. Outdoor Amusement Facilities, Rides, Structures over thirty-five (35) feet in height, including, but not limited to Bungee and Parachute Jumping;
  17. Single-Family Residence; and
  18. Telephone, Electric or Gas Sub-Station or Other Public Utility Facilities.
- D. Dimensional Requirements. The minimum dimensional requirements in the C-H Zoning District shall be as follows:
1. Lot area:
    - a. Where a central water distribution system is provided: 43,560 square feet (one [1] acre)
    - b. Where a central sanitary sewage and central water distribution systems are provided: 21,780 square feet (one-half [.50] acre)
  2. Lot width: 125 feet
  3. Front yard setback:
    - a. Major thoroughfare:
      - (1) Arterial: seventy-five (75) feet
      - (2) Collector: seventy (70) feet
    - b. Minor thoroughfare: sixty-five (65) feet
  4. Rear yard setback: fifteen (15) feet
  5. Side yard setback: fifteen (15) feet
  6. Buffer: If the rear or side yard abuts a residential or A-R Zoning District, a minimum buffer of fifty (50) feet adjacent to the lot line shall be provided in addition to the required setback and the setback shall be measured from the buffer.
  7. Height limit: thirty-five (35) feet
  8. Screening dimensions for parking and service areas as provided in Section 5-18, 5-19, and the Development Regulations.

9. Lot coverage limit, including structure and parking area: sixty percent (60%)  
of total lot area (Adopted 06/28/01)