

**165.32 HC – HIGHWAY COMMERCIAL DISTRICT.**

1. Intent. This district is intended to provide for certain areas of the City for the development of service, retail, and other nonresidential uses, which, because of certain location requirements and operational characteristics, are appropriately located in close proximity to arterial and other main thoroughfares. The district is further characterized by a typical need for larger lot sizes, off-street parking, adequate setbacks, clear vision, safe ingress and egress, and access to other adjacent thoroughfares.

2. Permitted Uses. The following uses are permitted in the HC District:

- A. Sales and display rooms and lots, including yards for the storage or display of new or used building materials but not for any scrap or salvage operation storage or sales.
- B. Offices and clinics.
- C. Churches and publicly owned and operated buildings and facilities.
- D. Hotels and motels.
- E. Any other retail or service sales business, including food preparation for sale off premises.
- F. Educational institutions accredited by the State of Iowa.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the HC District, including (but not limited to) the following:

- A. Private recreational facilities.
- B. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.
- C. Private garages.
- D. Parking lots.
- E. Temporary buildings for the uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.

4. Special Exceptions. Certain uses may be permitted in the HC District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses:

- A. Public or private utility substations, relay stations, etc.
- B. Warehousing.
- C. Railroad tracks but no other facility.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the HC District.

Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height (lesser of)
9,000 square feet	80 feet	30 feet	None*	None*	3 stories or 60 feet

\*If adjacent to a Residential District, the side and rear yards shall be 10 feet.

6. Off-Street Parking. The following off-street parking requirements shall apply in the HC District:
  - A. Sales and service buildings: one parking space per 300 square feet of gross floor area.
  - B. Offices/clinics: one parking space per 300 square feet of gross floor area.
  - C. Churches: one parking space on the lot for every five seats in the main auditorium.
  - D. Public buildings and facilities: one parking space per 300 square feet of gross floor area or one parking space for every five seats in the main assembly area.
  - E. Hotels and motels: one parking space per room plus one parking space for each employee.
7. Off-Street Loading. The following off-street loading requirements shall apply in the HC District:
  - A. All activities or uses allowed in the HC District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot and shall be provided with a surface of asphalt or concrete.
  - B. Loading shall not be permitted to block public right-of-way unless otherwise provided for in this Code of Ordinances.
8. Signs. The following sign regulations shall apply to the HC District:
  - A. Off-premises and on-premises signs are permitted. Political signs on private property are permitted but shall not exceed 32 square feet in size. Real estate lease or sales signs, relating to the property on which the sign is located, are permitted but shall not exceed six square feet in area.
  - B. Signs for residential use identifying the premises and occupant, but not including advertising matter, are permitted but shall not exceed six square feet in area. Public, parochial, private schools and colleges, children's homes, and public and quasi-public buildings for cultural use may have identification signs not to exceed 32 square feet in area. Churches, synagogues, and chapels shall be allowed one sign not exceeding 24 square feet in size.
  - C. One subdivision identification sign not exceeding 24 square feet in size shall be allowed.
  - D. Subdivision signs, in subdivisions recorded after adoption of the zoning ordinance, which are non-illuminated and which contain information pertaining only to the subdivision, are permitted for a period of four years following the filing date or until 75 percent of the lots have been sold, whichever occurs first, at which time the sign shall be removed. Subdivision signs shall be subject to the space limits of the zone in which located. Signs shall not be closer than 75 feet to adjoining property not owned by the developer. The size of the sign shall be not greater than the following:

<b>Sign Size</b>	<b>Number of Lots in Subdivision</b>
40 square feet	3 to 10
64 square feet	11 to 25
80 square feet	26 or more

E. Temporary/portable signs shall be permitted, but shall not encroach or extend over the right-of-way. No more than one sign per business shall be allowed, not to exceed 32 square feet in area and shall not be placed on premises more than 30 consecutive days or without a 30-day interval between placements.