



Zoning District Summary: Heavy Commercial (HC)

This zone is designed to accommodate business and commercial uses that include more intense commercial industries.

Allowed Structures/Uses

- Accessory buildings
- Airport landing field or heliport
- Amusements (commercial indoor or outdoor)
- Animal clinic or hospital (with or without outside runs or pens)
- Animal pound (public or private)
- Antique shop
- Art gallery or museum
- Auto Repair (minor)
- Auto Painting and Body Repair
- Auto Parts Sales (New or used, indoor or outdoor)
- Auto Sales (with or without repair)
- Bakery (retail or wholesale)
- Barbershop or beauty salon
- Boarding or rooming house
- Building material sales
- Bus station or terminal
- Business office, professional or administrative
- Cafeteria
- Cabinet or Upholstery Shop
- Carwash
- Cemetery or mausoleum
- Cleaning/dyeing plant
- Cleaning plant - rag or carpet (special equipment)
- Clothing manufacturer or light compounding or fabrication
- Contractors shop or storage yard
- College or university
- Community Center (public or private)
- Custom Personal Service
- Dance hall or nightclub
- Day camp
- Day nursery
- Detached private garage/utility room
- Dry cleaning
- Engine and motor repair
- Fairground or exhibit area
- Farm or ranch
- Feed store
- Flea market (outdoor)
- Florist
- Fraternal Organization
- Gasoline/service center
- Greenhouse or plant nursery
- Group care or group medical care home
- Golf Course (public or commercial)
- Handicraft shop
- Hauling or storage company
- Heavy machinery sales and storage
- Home or treatment center for care of alcoholic, narcotic, or psychiatric patients
- Hospital
- Hotel or motel
- Household appliance sales, service and repair
- Laundry or cleaning self-service
- Laundry plant (commercial)
- Library (public)
- Lodge or civic club
- Milk, dairy or ice cream plant
- Mini-storage warehouse
- Mortuary or funeral parlor
- Motor freight terminal
- Multi-family dwelling
- Newspaper printing
- Nursing home
- Office supply sales
- Paint shop
- Parking lot (commercial-autos only)
- Parking lot (commercial-autos and trucks)
- Pawn shop
- Petroleum products storage
- Pharmacy
- Philanthropies
- Private Country Club
- Public/Governmental Agencies
- Parks
- Places of entertainment or eating serving alcoholic beverages
- Playgrounds
- Plumbing shop
- Print shop
- Public Utility lines and structures including electrical generating plant, electrical substation and water treatment plant
- Radio and television tower (monopole only)
- Railroad freight terminal
- Railroad passenger station
- Railroad tracks and rights-of-way
- Railroad team track
- Real estate office (two-year limit)
- Religious Worship Facilities

- Restaurant with or without drive-in service
- Retail sale of alcoholic beverages for off-premise consumption
- Retail stores and shops (other)
- Rodeo ground
- Roller or ice skating rink
- Schools (Public, private, or denominational with full curriculum accredited by the state)
- Scientific or research lab
- Secondhand goods store including used furniture and clothing
- Shop or yard for local, state or federal government
- Single-family dwelling attached or detached
- Storage and sale of furniture or appliances (outdoor)
- Storage transfer and baggage terminal
- Storage warehouse
- Studio for photographer, musician, artist or health service
- Swim or tennis club
- Temporary buildings for construction use
- Theater (indoor or outdoor)
- Tire retreading or capping
- Tool or trailer sales and rental
- Transfer
- Two-family dwelling
- Utility shop or storage (private)
- Wholesale office and sample room

Lot Requirements

	Single-Family Attached Dwelling	Single-Family Detached Dwelling	Two-Family Dwelling	Multi-Family Dwelling	Non-residential Use
Maximum Height	20 stories	20 stories	20 stories	20 stories	20 stories
Minimum Lot Area	2,000 ft ²	6,000 ft ²	6,000 ft ²	7,500 ft ²	-
Minimum Lot Width	20'	50'	60'	60'	-
Min Property Line Width	40'	40'	40'	40'	40'
Min Lot Depth	100'	100'	100'	120'	-
Max Lot Coverage	45%	45%	45%	45%	10:1 floor area ratio
Minimum sq ft/unit	N/A	N/A	N/A	1,200 ft ²	-
Minimum Front Yard	0'	0'	0'	0'	0'
Minimum Side Yard	0'	0'	0'	0'	0'
Minimum Rear Yard	10'	10'	10'	10'	0'

Specific Use Permits

A specific use permit **without term** may be issued in the Heavy Commercial District (HC) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Accessory building for living or sleeping quarters not including rental as a separate dwelling · Bingo hall · Dump or sanitary fill area · Mobile home park or manufactured home park or travel trailer or recreational vehicle park and containing no less than 5 acres an subject to all of the special requirements, conditions or safeguards that may be imposed by the Council and incorporated in the permit. The minimum area for each mobile home or manufactured home dwelling unit shall be 4,000 square feet · Pet shop · Petroleum or gas · Petroleum collecting or storage · Slaughter house or meat packing plant · Wastewater treatment plant · Wireless communication towers

A specific use permit **with term** may be issued in the Heavy Commercial District (HC) through final approval by the Planning and Zoning Commission subject to, but not limited to specified restrictions as follows:

Extraction and storage of sand, caliche, stone and gravel · Group secure care home for persons for which supervision or security is required to ensure that they do not leave the facility, or because the residents are considered dangerous to themselves or others, except for prisons or correctional facilities · Mobile or manufactured home for use as a caretakers, manager's or guard's residence, provided that such mobile or manufactured home shall be located not less than 30 feet from any other structure or from any lot line of an adjacent lot of parcel of land · Sexually oriented commercial establishments