

## Chapter 514 "HC" Highway Commercial District

### 514.01 Purposes

The purpose of the Highway Commercial District is to implement the following Rice County Comprehensive Land Use Plan goals and objectives:

- A. **Goal 11:** Create commercial/industrial zones to promote employment and generate tax base in Rice County.
  - Objective 1:** Establish proper zoning and subdivision regulations to regulate nonresidential development.
  - Objective 3:** Create zoning districts to accommodate a wide variety of nonresidential development.
- B. Take advantage of proximity to the Interstate highway system. Until centralized utilities are available, limit development to low-impact uses that do not require centralized utilities.
- C. Encourage high quality development serving the travelling public around the interchanges with I-35, while ensuring adequate access controls.

### 514.02 Permitted, Conditional and Accessory Uses

- A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited.
- B. Permitted and conditional uses may be combined on a single parcel, provided that each use meets the dimensional standards in §514.03 and any specific standards in Chapter 507.
- C. Commercial and industrial uses, as listed in table 508-1, shall be allowed only within one-quarter (1/4) mile of a highway interchange with I-35, as measured from the edge of the right-of-way, except for the following uses, which shall be allowed anywhere within the HC district:
  - 1. Limited manufacturing, including light assembly and packing
  - 2. Lumber yard
  - 3. Printing and publishing
  - 4. Temporary asphalt plant or highway construction yard and equipment placement
  - 5. Truck terminal and cartage facility
  - 6. Warehousing, shipping and inside storage facilities
- D. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505 and 506 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

**514.03 Dimensional Standards**

- A. **Minimum lot area, retail or service use:** 2.5 acres or as specified by conditional use permit
- B. **Minimum lot area, all other uses:** 5 acres or as specified by conditional use permit
- C. **Minimum lot width:** 200 feet
- D. **Minimum front yard setback:** 100 feet
- E. **Minimum side yard setback:** 20 feet
- F. **Minimum rear yard setback:**
  - 1. Principal buildings: 70 feet
  - 2. Accessory buildings: 20 feet
- G. **Maximum height:** 35 feet [*see other height exceptions in General Regs*]
- H. **Minimum floor area:**
  - Retail and service uses: 5,000 square feet gross floor area
  - All other uses: 10,000 square feet gross floor area

**514.04 Development Standards**

- A. **Building orientation.** All commercial buildings shall have a principal entrance facing the internal abutting street. Additional entrances may be located on the side or rear facades or street frontage.
- B. **Building materials.** Building materials for all projects shall be durable, attractive, and designed for minimal exterior maintenance. All building facades shall be designed with similar or compatible materials and colors.
  - 1. Building materials may include any of the following:
    - a. Brick
    - b. Natural stone
    - c. Stucco
    - d. Precast concrete units, provided that surfaces are molded, serrated or textured to give the wall surface a three-dimensional character
    - e. Tinted or fully transparent glass, on up to 40 percent of any façade.
  - 2. The following building materials shall be limited or prohibited:
    - a. Prefabricated metal panels, corrugated metal surfaces and similar metal siding materials may only be used as accent materials on up to twenty percent (20%) of any façade. Standing seam and split seam metal roofs are permitted.
    - b. Jumbo brick may be used on up to twenty percent (20%) of any façade, provided that it is used only on the lower third of the building wall.
    - c. EIFS (exterior insulating finish system) may be used on rear and side facades only, at a height of at least ten (10) feet above grade.
    - d. Reflective glass shall be prohibited.
    - e. Wood and synthetic wood siding shall be prohibited.
- C. **Access and circulation.** Vehicular access, circulation, and parking shall be shared and integrated wherever feasible.

**514.05 Mixed Use Planned Unit Development (PUD) Overlay**

- A. Purpose.** The purpose of the Mixed Use PUD Overlay is to provide for the integration and coordination of land parcels, as well as the combination or mixture of varying types of residential, commercial and recreational land uses. These provisions encourage the clustering of buildings, designation of common open space and recreation, and incorporation of a variety of building types and corresponding mixed land uses.
- B. Procedure.** Property in the Highway Commercial District that is to be developed as a Mixed Use PUD must request rezoning to the Mixed Use PUD Overlay in conjunction with a preliminary development plan as outlined in Chapter 522.
- C. Uses.** All underlying uses of the Highway District may be included as contained in Table 508-1 and 514.02 above. Additional uses include:
  - 1. Private country club with corresponding residential, recreational and commercial use.
- D. Criteria.** All Mixed Use PUDs shall be by conditional use permit and follow procedures outlined in Chapter 522. The Mixed Use PUD allows for flexible project design as long as protections for public health and safety measures are incorporated, and design quality and conformance to an overall plan are met.
  - 1. Residential Component.
    - a. Residential development may consist of a variety of dwelling types but in no case shall density exceed 1 unit per acre.
    - b. Community well(s) and community onsite wastewater treatment system(s), or publicly owned water and/or sewer connections must be incorporated.
    - c. A mixed use planned unit development shall not consist of only residential housing. It must incorporate other commercial and recreational land uses.