

B. HC-1 Highway Commercial (based on C-2).

(1) Intent.

- (a) It is the intent to maintain in this district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods. The intensity and scale of the uses, lots and structures are intended to be commensurate to moderately concentrated business areas.
- (b) Development in these districts should be designed so as to be compatible with the general characteristics which exist or are to be expected in the nearby neighborhoods, such as open space, green areas, landscaping and architecture.

(2) Uses allowed:

- (a) Office of Planning and Development issuing a building permit: (reserved)
- (b) Planning Board site plan approval:
 - [1] Retail use.
 - [2] Personal service use.
 - [3] Office building.
 - [4] Bank/credit union.
 - [5] Theater, indoor.
 - [6] Shopping center.
 - [7] Public self-storage facility.
 - [8] Medical office.
 - [9] Outdoor retail sales and service.
 - [10] Day-care center. **[Added 3-20-2006 by L.L. No. 3-2006]**
 - [11] Instructional facility. **[Added 10-1-2007 by L.L. No. 6-2007]**
- (c) Planning Board special permit approval:
 - [1] Hospital/clinic.
 - [2] Nursing home/assisted-living facility.
 - [3] Secondary use.
- (d) ZBA special permit approval and optional advisory referral to the Planning Board: (reserved)
- (e) Town Board special permit approval and optional advisory referral to the Planning

Board:

- [1] Emergency vehicle station.
 - [2] Restaurant.
 - [3] Automobile car wash facility.
 - [4] Motor vehicle service. **[Amended 4-5-2010 by L.L. No. 3-2010]**
 - [5] Motor vehicle sales. **[Added 4-5-2010 by L.L. No. 3-2010¹]**
 - [6] Motor vehicle rental. **[Added 4-5-2010 by L.L. No. 3-2010]**
 - [7] Drive-in service.
 - [8] Hotel/motel.
 - [9] Veterinary care facility.
 - [10] Indoor recreation: participant. **[Added 12-19-2011 by L.L. No. 4-2011]**
 - [11] Indoor recreation: spectator. **[Added 12-19-2011 by L.L. No. 4-2011]**
 - [12] Outdoor recreation: participant. **[Added 12-19-2011 by L.L. No. 4-2011]**
 - [13] Outdoor recreation: spectator. **[Added 12-19-2011 by L.L. No. 4-2011]**
 - [14] Motor vehicle sales (limited). **[Added 3-5-2012 by L.L. No. 1-2012]**
- (3) Cross-reference to other commonly used regulations; see sections noted:
- (a) Definitions: see Article II.
 - (b) Accessory uses and structures: see § 230-20A.
 - (c) Lot: structure dimensional exemptions: see § 230-20B.
 - (d) Parking: see § 230-21.
 - (e) Signs: see § 230-22.
 - (f) Utility substation: see § 230-27.
 - (g) Highway Overlay Zone: see § 230-19.
- (4) HC-1 lot and structure dimensional requirements.
- (a) Lot.
 - [1] Area, minimum: 80,000 square feet.
 - [2] Width, minimum: 200 feet.

1. Editor's Note: This local law also redesignated former Subsection B(2)(e)[5], [6] and [7] as Subsection B(2)(e)[7], [8] and [9], respectively.

- [3] Depth, minimum (feet): n/a.
- [4] Coverage, maximum building (%): n/a.
- [5] Coverage, maximum total (%): n/a.
- [6] Maximum gross floor area/lot: 30,000 square feet.
- (b) Principal structure and attached accessory structures.
 - [1] Front yard minimum: 75 feet.
 - [2] Side yard minimum:
 - [a] One side: 50 feet.
 - [b] Total both sides: 100 feet.
 - [3] Rear yard minimum: 50 feet.
 - [4] Maximum height: 35 feet.
 - [5] Maximum number of floors: two.
 - [6] Maximum number of principal structures: n/a.
- (c) Accessory structures, detached.
 - [1] Front yard minimum: 75 feet.
 - [2] Side yard setback: 50 feet.
 - [3] Rear yard setback: 50 feet.
 - [4] Maximum height: 25 feet.
- (5) HC-1 supplemental district design standards.
 - (a) Perimeter landscape strip: 20 feet.
 - (b) Additional setback where abutting residential district: 30 feet.
 - (c) Lot and structure design, scale and materials: subject to site plan review; shall reflect and be consistent with the existing or planned character of the surrounding area.
 - (d) Multiple buildings on one lot. More than one principal land use and/or principal structure is permitted in this district, subject, if applicable, to subdivision review and to site plan review for each lot development.