

12-1-8 HIGHWAY COMMERCIAL

12-1-801 PURPOSE

The HC Highway Commercial District is established to encourage highway-oriented commercial development in appropriate areas of Juab County.

12-1-802 USE REGULATIONS

In Highway Commercial District HC, no building or land shall be used and no building shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

1. Athletic, Tennis, or Racquet Club
2. Auto, truck, R.V., and equipment rental
3. Automotive repair
4. Automotive service, including self service
5. Bar, lounge, club
6. Billboards
7. Cinema, indoor or outdoor
8. Civic club
9. Convenience goods and services
10. General comparison merchandise sales and services
11. Home furnishing sales
12. Hotel, motel
13. Laundromat
14. Liquor store
15. Lumber, sales and storage

- 16. Mobile home park
- 17. Parking lot, public or private
- 18. Personal services
- 19. R.V. Park
- 20. Restaurant, traditional or drive-in
- 21. Shopping center
- 22. Water wells and facilities
- 23. Wholesale, warehouse, storage

12-1-803 AREA AND DENSITY REGULATIONS

None, except as may be recommended by the Planning Commission at Site Plan Review.

12-1-804 FRONTAGE REGULATIONS

The minimum width of any site shall be 100'. Frontage development for the C-1 District shall conform to regulations contained in Section 12-1-1601, 4 (a).

12-1-805 YARD REGULATIONS

1. Side yard. Each main building shall require a minimum side yard of ten (10) feet, accessory buildings shall require a minimum side yard of one (1) foot.
2. Front yard. All buildings shall be set back at least thirty (30) feet from the front property line or fifty five (55) feet from the centerline of any public street, whichever distance is greater.
3. Rear yard. Each main building shall require a minimum rear yard of ten (10) feet, accessory buildings shall require a minimum rear yard of one (1) foot.

12-1-806 HEIGHT REGULATIONS

No building shall be erected to a height greater than thirty-five (35) feet, except that agricultural structures may exceed this limit upon approval of the Planning Commission.