

Section 713. HC Highway Commercial District

713.1 Intent of District. It is the intent of this section that the HC Zoning District be developed and reserved for commercial uses which primarily render a service or cater to tourists, vacationers, truckers, and the traveling public in general. The regulations which apply within this district are designed to 1) encourage the formation and continuance of a compatible environment for highway oriented uses; 2) insure adequate and properly designed means of ingress and egress; and 3) discourage any encroachment by industrial, residential or other uses capable of adversely affecting the specialized character of the district.

713.2 Permitted Uses. The following uses shall be permitted in any HC Zoning District:

- 1) Amusement centers and outdoor commercial recreation facilities such as drive-in theaters, but not including miniature auto racing tracks.
- 2) Truck and/or transportation terminal provided that:
 - a) Paved acceleration and deceleration lanes at least ten (10) feet in width and one hundred (100) feet in length are furnished and maintained where trucks enter or leave terminal sites;
 - b) No safety hazard or impediment to traffic movement is produced as a result of such operation; and
 - c) Sites for such facilities have direct access to major streets or controlled access highways.
- 3) Retail or wholesale business involving the open yard sale of merchandise on the premises, such as automobiles, mobile homes and travel trailers, except those uses which involve open yard storage of junk, salvage, used auto parts or building materials.
- 4) Business involving the rendering of a personal service.
- 5) Private or semi-private club, lodge, union hall or social center.
- 6) Church, synagogue, temple or other place of worship.
- 7) Off-street commercial parking lot or parking garage.

- 8) Hotel, tourist home or motel.
- 9) Commercial trade, vocational or private school.
- 10) Restaurants.
- 11) Radio or television station and/or transmission tower.
- 12) Public utility installation or other essential service.
- 13) Office building or office for governmental, business, professional or general purposes.
- 14) Repair garage except those which involve the open yard storage of junk, salvage, used automotive equipment parts or materials.
- 15) Accessory use in compliance with the provisions of Section 609.
- 16) Newspaper publishing plant provided that the requirement for parking, loading and unloading conform to those for industrial buildings, as set forth in Section 611 and 612.
- 17) Any educational facilities directly related to an authorized hospital or the Glynn County Board of Health, and under the supervision of said authorized hospital or the Glynn County Board of Health, provided such uses are in compliance with the provisions of Section 724.3.
- 18) Retail or wholesale business.
- 19) Telecommunications Facilities – provided the requirements of Article XIV Telecommunications Facilities Ordinance are met.

713.3 Conditional Uses. The following uses may be permitted on a conditional basis in any HC Zoning District, subject to the conditions set forth in Section 904:

- 1) Car wash provided that:
 - a) An off-street paved parking area capable of accommodating not less than one-half of hourly vehicle washing capacity awaiting entrance to the washing process is suitably located and maintained on the premises (such space to contain at least two hundred (200) square feet per waiting vehicle);

- b) No safety hazard or impediment to traffic movement is created by the operation of such an establishment.
- 2) Temporary use in compliance with the provision of Section 905.
- 3) Automobile service station provided that:
 - a) All pumps are set back at least fifteen (15) feet from the right-of-way line of any street; and
 - b) Paved parking and/or service areas are separate from adjoining residential properties by a suitable planting screen, fence, or wall at least six (6) feet in height above finished grade.
- 4) Animal hospital and/or boarding facility provided all boarding arrangements are maintained within a building and no noise connected with the operation of the facility is perceptible beyond the premises.
- 5) Community hospitals or clinics, including any function such as cafeteria and laundries which are related directly to the operation of the hospital or clinic and are contained within the confines of said hospital or clinic, and provided such uses are in compliance with the provisions of Section 724.3.
- 6) Single or multi-story dormitories or living quarters for the staff and/or student body of an authorized hospital or its related activities, including eating and laundry facilities, provided such dormitories and sleeping quarters are under the supervision and control of an authorized hospital, and provided such users are in compliance with the provisions of Section 724.3.
- 7) Public or private care homes, provided such facilities conform with the requirements of the Georgia State Board of Health, provided plans for such facilities receive the written approval of the Glynn County Board of Health and the County Fire Chief to the issuance of any permits for construction and operation, copies of such approval to be attached to the building permit and to be retained in the files of the Building Official and provided that such use conforms with the provisions of Section 724.3 pertaining to care homes.
- 8) Mini-warehouses, meeting the following requirements:
 - a) Lot size of three (3) acres or less;

- b) Consisting of ten (10) units or more;
 - c) Adequate buffers; and
 - d) Direct access to a major street or controlled access highway.
 - e) **Mini-warehouse developments may include an on-site manager's residence, which shall mean a one-family dwelling unit, no larger than two thousand square feet of heated living. Accessory uses to one-family dwelling units shall not be permitted. (#O-2002-05; 2/7/02)**
- 9) Recreational Vehicle Park on a minimum size of three (3) acres, provided there is direct paved access to an arterial road, maximum density will be fifteen (15) units per acre. Site plan approval shall be granted by the Zoning and Development Review staff.
- 10) Mixed Retail and Wholesale Printing Operations, provided that:
- a) The business employs no more than fifteen (15) persons at the site location; and
 - b) That parking be provided based on the retail gross floor area, plus one space for each employee.

Special Uses

- 1) Drinking establishments, provided a site plan is approved which includes parking, lighting and noise control. The plan shall also show any residential property within five hundred (500) feet of the proposed location.
- 2) Flea Market/Farmers Market, meeting the following requirements:
 - a) Lot size of three (3) acres or more;
 - b) All sales area to be under roof or in permanently designated sales area;
 - c) Customer parking shall be provided at a rate of one (1) space for each two hundred (200) square feet of sales area;

- d) All customer access drives shall require paving with actual parking spaces surfaced with shell, gravel or other suitable dust-free material meeting the approval of the Building Official;
- e) Protective screening will be required at all property lines to visibly separate this use from any adjoining property. This buffer to consist of either a six (6) foot fence or a six (6) foot planting screen, meeting the approval of the Building Official. Said buffer to be installed prior to a final inspection or occupancy certificate being issued;
- f) Other conditions determined by the County Commission to satisfy the requirements of Section 904.3.

713.4 Other Requirements. Unless otherwise specified elsewhere in this Ordinance, uses permitted in HC Highway Commercial Zoning Districts shall be required to conform to the following standards:

- 1) Minimum Lot Area:
6,000 square feet
- 2) Minimum Lot Width:
Sixty (60) feet
- 3) Minimum Front Yard:
Twenty-five (25) feet
- 4) Minimum Side Yard:
Seven (7) feet
For side yard requirements pertaining to corner lots, See Article VI, Section 604.
- 5) Minimum Rear Yard:
Seven (7) feet
- 6) Maximum Building Height:
Thirty-five (35) feet
For exceptions to height regulations, see Article VI, Section 617.
- 7) Off-Street Parking:
Uses permitted in HC Zoning Districts, shall meet all standards set forth in Article VI, pertaining to off-street parking, loading and other requirements.
- 8) Signs:
Signs permitted in HC Zoning Districts including the conditions under which they may be located, are set forth in Article VIII.

- 9) All conditional and special uses shall require site plan approval. (O-2008-08, 7/17/2008)