

SECTION 24R/HC -- RETAIL (GENERAL) / HIGHWAY COMMERCIAL DISTRICT

24.1 GENERAL PURPOSE AND DESCRIPTION:

The R/HC, Retail (General) / Highway Commercial, district is established to provide areas for a mixture of land uses including office, retail, some types of commercial and entertainment uses, and highway-oriented uses, such as hotels, motels and restaurants, which should generally be located along high-volume thoroughfares. The characteristics of each development site should be designed in such a manner as to create an attractive appearance from the thoroughfare (i.e., along U.S. Highway 80). Because these areas are major thoroughfare entry points into White Oak, emphasis has been placed upon building arrangement, setbacks, parking and landscape treatment, which are elements that tend to influence the visual appeal of the City as viewed from the highway and which may help to attract visitors to the community. It is the intent of the R/HC zoning district to create a vibrant and attractive first impression of the community.

24.2 PERMITTED USES:

- A. 1. Those uses specified in Section 26 (Use Charts).

24.3 HEIGHT REGULATIONS:

- A. Maximum Height:
 - 1. Eight (8) stories, but limited to a maximum height of forty-five feet (45') on any portion of the site that is within three hundred feet (300') of any residentially zoned property (i.e., A, SF-12, SF-8, SF-5.5, SF-PH, 2F, MF-1, MF-2 or MH), a maximum height of thirty-five feet (35') within two hundred feet (200') of residential, and a maximum height of one (1) story within sixty feet (60') of residential.
 - 2. One (1) story for accessory buildings.

24.4 AREA REGULATIONS:

- A. Size of Lot:
 - 1. Minimum Lot Area - Twelve thousand (12,000) square feet
 - 2. Minimum Lot Width - Ninety feet (90')
 - 3. Minimum Lot Depth - One hundred seventy-five feet (175')
- B. Size of Yards (all are measured from the property line):
 - 1. Minimum Front Yard - Ten (10'); all yards adjacent to a street shall be considered a front yard.
 - 2. Minimum Side Yard - Ten feet (10'), unless adjacent to a residential area then the setback required would be Fifteen (15) feet.
 - 3. Interior Side Yards - When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site (i.e., lots/lease spaces abutting one another), no side yard is required provided it complies with the City's Building Code.
 - 4. Minimum Rear Yard - Ten feet (10)', unless adjacent to a Residential area then setback required is fifteen feet (15)'.

5. Adjacent to a Single-Family District – Any use other than residential which is over one (1) story in height shall observe a sixty-foot (60') setback from any single family zoning district.
6. Residential structures constructed in this district shall conform to the standards set forth in the respective residential category. (i.e. Single-Family Residential Patio Homes (SF-PH) being built in a Retail Highway Commercial District (R-HC) must adhere to the setbacks under Section 18, SF-PH). Land uses other than residential shall comply with the lot size and setbacks of this section.

C. Maximum Lot Coverage: Fifty percent (50%), including accessory buildings.

D. Parking Regulations:

1. As required by Section 27, Off-Street Parking and Loading Requirements.

24.5 SPECIAL REQUIREMENTS:

- A. Site plan review and approval shall be required, in accordance with the procedures set forth in Section 12 of this Ordinance.
- B. Building facade (i.e., elevation) plans shall be submitted for review and approval by the Building Inspector prior to construction. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. The Building Inspector (or his/her designee) may, as he/she deems appropriate, require submission of additional information and materials (possibly actual samples of materials to be used) during the Site Plan review process.
- C. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.
- D. Open storage is limited to a maximum of five percent (5%) of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building, and must be screened in accordance with the provisions of Section 29 (i.e., cannot be visible from any public street or adjacent property). However, periodic display of seasonal items (e.g., Christmas trees, pumpkins, etc.) is allowed during the appropriate time periods.
- E. All building facades facing a public street shall have at least fifty percent (50%) masonry, stone, brick, glass or other similar materials suitable for exterior construction, exclusive of doors and windows. Glass block may be counted as masonry for the purposes of this Section; wood, stucco and other similar exterior finish materials may be allowed with Site Plan approval only (see Section 12).
- F. Landscaping shall equal at least ten percent (10%) of the total square footage of the main building(s).
- G. Signage requirements shall be as set forth in the City of White Oak's Sign Ordinance Section 14-286.

- H. All main buildings must be tied into the City sewer system. If City sewer is not available, the property owner must provide for some type of approved on-site sewage disposal system that is in conformance with County health regulations.
- I. Other Regulations - As established in the Development Standards, Sections 27 through 33.