

HIGHWAY INTERCHANGE DISTRICT (HI)

SECTION 2.7 - (HI) HIGHWAY INTERCHANGE DISTRICT

SECTION 2.7 A - INTENT

To establish and maintain areas, adjacent to limited access highway interchanges, which service the functional purpose of the highway and the needs of the traveling public using the limited access highway; to insure smooth, safe traffic flow along major access routes and at the interchanges; and to provide for individual sites designs which will be appropriately planned to insure mutual compatibility between adjacent land uses.

SECTION 2.7 B - PERMITTED USES

Gasoline and automotive service stations; restaurants; hotels and motels; retail stores. Gift, souvenir, and similar road-user oriented retail uses will be permitted only when associated with and accessory to permitted uses.

SECTION 2.7 C - USES BY SPECIAL PERMIT

The following uses may be permitted upon specific approval by the Zoning Board, provided they are found to be in accordance with other general and/or specific special use standards of this Ordinance: Truck-stop service centers; transportation oriented industrial uses; other non-listed commercial uses; residential uses; campground and similar open recreational uses; dwellings as permitted in Section 2.3, churches, nursing homes, schools, municipal facilities, and other similar institutional or semi-institutional uses; and any planned complex, including two or more permitted uses or uses by special permit, to be located on one parcel.

SECTION 2.7 D - DISTRICT REGULATIONS

All uses shall be subject to Class "B" Site Plan review by the Zoning Board, and shall meet any specific site/design standards as outlined in this Ordinance in addition to the general district requirements listed below:

1. The following minimum lot size and road frontage standards apply:
 - (A) When the use of parcel fronts on the main access road (meaning a major arterial public road which intersects the limited access highway) 2 acre lot size and 300 feet road frontage; or,
 - (B) When the use or parcel fronts on a service access road (meaning a public or approved private service road or other local road which may parallel or intersect the main access road, but does not intersect the highway) 1 acre lot size, and 150 feet road frontage.
2. The following minimum setback and ground coverage requirements shall be maintained for all structures:
 - (A) Freeway: 50 feet
 - (B) Front
 - (1) Main access road: 75 feet
 - (2) Service drive or other local road: 50 feet
 - (C) Side: None, except a 50 feet minimum setback shall be maintained between any adjoining noncommercial uses. All structures shall be provided with or otherwise guaranteed, access to their rear yards with a minimum of 20 feet clear and

- unobstructed access way or easement (a minimum turning radius of 50 feet shall be maintained for this access way).
- (D) Rear: 50 feet
 - (E) Parking lots: 25 feet maintained as a landscaped open area between any public right-of-way and the parking lot.
 - (F) Ground coverage (maximum): 50% (may be extended to 80% where public sewer and drainage facilities exist).
3. One principal use per lot, unless otherwise authorized by the Zoning Board.
 4. Curb cut, driveway and similar access controls (called access points) along the main access road, or other roads, as indicated, shall be maintained as follows:
 - (A) Nearest access point to any road intersection:
 - (1) County primary roads or main access road: 150 feet.
 - (2) County local roads: 100 feet.
 - (B) Maximum number of access points permitted per parcel: Two
 - (C) Minimum distance between any two access points:
 - (1) On the same side of the road:
 - Main access roads: 300 feet.
 - Services access roads: 75 feet.
 - (2) On the opposite side of the road - either directly across or 200 feet apart.
 - (D) Driveway widths: Minimum - 18 feet.
Maximum - 50 feet.
 - (E) Minimum distance between those roadways which provide access between the main access road and service access road: 1,000 feet.
 5. All service access roads shall be physically separated by a permanent barrier, landscaped open area, or similar buffer from all parking or non-vehicular areas.