

## **ARTICLE 14 HIGHWAY INTERCHANGE DISTRICT**

### **SECTION 1400 H-1, HIGHWAY INTERCHANGE**

#### **SECTION 1402 PURPOSE**

The purpose of the H-1, Highway Interchange District is to provide a mix of uses and activities which depend on good vehicular accessibility, visibility, and generate large amounts of traffic. Uses within this district tend to serve regional or major community trade areas as well as local business needs. Sites will be of suitable lands, which can be appropriately buffered from surrounding uses. Districts will be located to have direct visibility from major arterials. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting and other spaces and improvements as possible.

#### **SECTION 1404 PERMITTED USES**

The following uses are permitted:

- a. Eating and drinking establishments, including alcoholic beverages, and pizza delivery, including drive-thru facilities;
- b. Grocery stores and supermarkets, convenience stores, liquor beverage drug and proprietary stores;
- c. Department stores, mail order houses, direct retail selling organizations of general merchandise;
- d. Gasoline filling stations, including automotive repair facilities and car wash facilities;
- e. Hotels and motels, including convention facilities;
- f. Welfare and charitable services;
- g. Music, video and game rental stores;
- h. Household appliances, china, glassware and metal ware
- i. Stores with retail sales of meat, fish, seafood, dairy and poultry products, fruit and vegetable stores; bakeries, candy nut and confectionery stores;
- j. Banking and financial services savings and loan associations, credit unions and other credit services; business and personal credit services and title services, security brokers investment services and finance companies;
- k. Office supplies and equipment, copy centers, and small print shops;

- l. Insurance carriers and agents, accounting, auditing and bookkeeping services, travel agents and agencies, detective and protective services;
- m. Real estate operators, agents, lessors and real estate subdividing and developing services, operative builders and related services, real estate agents brokers and management services;
- n. Real estate management services and builders offices (excluding any outside storage equipment and the like);
- o. Postal services and packaging services provided the use is essential for pick-up and delivery convenience and not storage or transfer activities;
- p. Physician and dental services including medical, dental laboratories and clinics;
- q. Legal, engineering, architectural, education and scientific research services, charitable and social services administration offices;
- r. Professional, social, fraternal, civic and business associations and organizations with all meetings and activities being conducted indoors;
- s. Veterinary services and pet grooming services but not including the boarding of animals;
- t. Garden and landscape sales, including greenhouses and lawn furniture;
- u. Beauty and barber services and tanning salons, and massage;
- v. Group Child Care Centers;
- w. Writing and publishing of newspapers, periodicals and books;
- x. Bed and Breakfast Inns;
- y. Laundering, dry cleaning and dyeing services including self-service, alteration and garment repair and custom tailoring, shoe repair, shoe shining and hat cleaning services;
- z. Family clothing, shoe stores, specialty clothing or boutiques and other apparel retail trades;
- aa. Photography studios, retail sales of cameras and accessories, photo finishing services and supplies, picture framing;
- bb. Art and craft galleries and similar exhibit spaces;
- cc. Sales and repair of computers, radios, television, VCR's, clocks, pianos, and jewelry sales and repairs;

- dd. Hardware and home improvement stores, paint, glass and wallpaper stores and related products;
- ee. Draperies, curtains, upholstery and floor coverings, carpet and rugs and related household products;
- ff. Furniture and bedding stores, antiques and used merchandise and other specialty stores, art, craft and hobby supplies and products, gifts and novelties, pawn shops;
- gg. Book, newspaper, magazine and card stores;
- hh. Colleges, junior colleges, universities, including fraternity and sorority houses and dormitories, business colleges and trade schools, boarding nursery schools, preschools, libraries, and museums;
- ii. Florists including greenhouses;
- jj. Auto parts and accessories stores, gasoline filling stations excluding car wash facilities;
- kk. Movie theaters and cinemas (indoor);
- ll. Sporting goods sales, fitness and recreation centers including gymnasiums, clubs and similar indoor athletic uses, including indoor shooting ranges;
- mm. Churches, synagogues, temples and other places or religious assembly for worship;
- nn. Self storage facilities;
- oo. Equipment, tool, automobile, truck rental and leasing services.
- pp. Art, music, dancing, karate or similar schools;
- qq. Hospitals, assisted living centers, adult care facilities, nursing and rest homes, clinics and institutions for the care of the aged and for children, and other similar and related residential uses;
- rr. Police and fire stations or ambulance services.

## SECTION 1406 SPECIAL EXCEPTIONS

The following special exceptions shall be permitted within the H-1, Highway Interchange District only as specifically authorized by the Board of Zoning Appeals in accordance with the regulations of Section 320 of this Ordinance:

- a. One and Two-family dwellings
- b. Multi-family dwellings
- c. Airports, bus terminals, or other transportation facilities
- d. Truck stops, wash, and repair facilities
- e. Flea markets and similar uses
- f. Drive-in movie theater and similar uses
- g. Stadiums, arenas, field houses, and both vehicle and animal race tracks
- h. Fairgrounds, arcades, bowling alleys, skating rinks, miniature golf courses, water parks, go-cart tracks, and skateboard facilities
- i. Funeral homes and crematoriums including cemeteries or mausoleums
- j. Telephone exchange stations, radio broadcasting studios, television broadcasting studios and other communication centers and offices *excluding* any relay, transmitting or receiving towers or similar equipment
- k. Wireless telecommunications facilities
- l. Planned Light Industrial (I-1) developments on tracts of 10 acres or more in area.

## SECTION 1408 LOT AND YARD REQUIREMENTS

The following lot and yard requirements shall apply within the H-1, Highway Interchange District.

Use	Multi-family dwellings	All permitted uses and special exceptions identified in B-2 Community Business District, except multi-family dwellings
Minimum Lot Size	1.5 acres	None
Maximum Lot Coverage	60 percent	60 percent
Minimum Road Frontage	100 feet	120 feet
Minimum Yard Requirements:		
Front Yard Setback*	Arterial: 75' Collector: 65' Local: 65'	
Side Yard Setback	30 feet	30 feet
Rear Yard Setback	30 feet	30 feet
Maximum Building Height	45 feet	45 feet
Minimum Ground Floor Area for Principal Use	750 square feet	None

*\*Indicates the minimum distance required from the front of a proposed structure to the centerline of the adjacent public and private roadway(s)*

