

3.9 HB – Highway Business District

Intent - HB: Highway Business Districts are established to:

1. Provide for a mixture of uses that are conducive to and provided reasonable access and visibility to the Interstate Highway System; and
2. Provide an attractive view of the community from the Interstate 70 and adjacent areas through architectural and signage controls, landscaping, screening, building orientation, and other features; and
3. To provide an integrated Interstate 70 district designed to offer to the motoring public a limited mixture of land uses made mutually compatible through the use of controls and land use standards

A. Permitted Uses.

1. *Primary Uses*
 - (a) Car Wash
 - (b) Convenience Store without Gasoline Sales
 - (c) Dine In/Drive Thru restaurant
 - (d) Drug Store
 - (e) Fire and Police
 - (f) Hotel
 - (g) Restaurants
2. *Special Exception Uses*
 - (a) Fueling Station
 - (b) Alcohol Sales
 - (c) Auto Parts
 - (d) Automobile Repair-Minor
 - (e) Automobile Repair-Major
 - (f) Liquor Store
3. *Master Plan Uses*
4. *Accessory Uses* - See Article IV.
5. *Temporary Uses* - See Article IV.

B. Development Standards.

1. *Minimum Lot Width and Frontage* - each Lot or *Integrated Center* shall have a minimum *Lot Width and Frontage* on a *Public Street* of 50 feet.
2. *Minimum Yards and Building Setbacks*
 - a. *Front* - a minimum *Front Yard and Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Interstate Street</i>	60'
<i>Primary Arterial Street.</i>	30'
<i>Secondary Arterial Street.</i>	30'
<i>Collector Street.</i>	30'
<i>Local Street / Cul-de-sac Street.</i>	30'
 - b. *Minimum Side Yard and Setback* - shall be provided from the *Lot Line* as follows:
 - (1) *Minimum Side Yard* - 10 feet
 - (2) *Minimum Side Bufferyard* - 20 feet
 - c. *Minimum Rear Yard and Setback* - shall be provided from the *Lot Line* as follows:
 - (1) *Minimum Rear Yard* - 10 feet
 - (2) *Minimum Rear Bufferyard* - 20 feet

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- d. *Minimum Yards for Out Lots* - *Out Lots* within an *Integrated Center* shall provide a *Minimum Yard* of five (5) feet along all *Lot Lines* in common with other *Out Lots* or with the main portion of the *Integrated Center*. If any portion of an *Out Lot* abuts the perimeter of the *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front, Side or Rear Yard* requirements set forth above. The main portion of the *Integrated Center* shall not be required to provide a *Minimum Yard* along the *Lot Line* in common with an *Out Lot*.
3. *Use of Minimum Yards and Bufferyards*
Use of Minimum Yards and Bufferyards - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:
 - a. *Minimum Front Yards* - may include *Driveways* and *Parking Areas* (provided that no portion of the *Parking Area* may be located closer to the *Right-of-Way* than the (10) feet; except for *Minimum Front Yards* abutting the Ronald Reagan Parkway or a *Frontage Street* parallel to the Ronald Reagan Parkway, where *Parking Areas* shall be prohibited) and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - b. *Minimum Front Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - c. *Minimum Side and Rear Yards* - *minimum Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said *Yards* shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV;
 - d. *Minimum Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for Perimeter Landscape Yards as set forth in Article IV.
 4. *Maximum Building Height* - 75 feet.
 5. *Parking and Loading* - See Article IV.
 6. *Signs* - See Article VII.
 7. *Landscape Requirements* - See Article IV.

C. Architectural Review.

All proposed development located in the HB: Highway Business shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V.