ARTICLE 17
"C-H"
HIGHWAY COMMERCIAL ZONE

SEC. 25-17-01 PURPOSE

To provide areas adjacent to freeway interchanges for uses which serve the traveling public and other limited commercial uses that need freeway exposure or which enhance the entrances into the City. C-H zones are to be applied to areas of 2 acres or larger.

SEC. 25-17-10 PERMITTED USES

The uses permitted in the C-H zone shall be those uses specified in the Residential Land Use Table (Article 4) and the Commercial Land Use Table (Article 13) and subject to the special conditions accompanying those tables.

SEC. 25-17-20 HEIGHT REGULATIONS

No principal building shall exceed forty (40) feet in height except as provided in Article 25.

SEC. 25-17-30 YARD REQUIREMENTS

A. Front yard: Twenty (20) feet except as noted in Section 25-25-20-F.

B. Side yards:

Interior side: None, except when abutting any agricultural or residential zone, then not less than required for said agricultural or residential zone.

Street side of corner lot: 15 feet

C. Rear yard: 10 feet

D. Lot coverage: 50%

SEC. 25-17-40 PERFORMANCE STANDARDS

A. All uses or activities shall be conducted wholly within completely enclosed buildings, except for auto service stations, off-street parking and loading facilities, temporary outdoor uses, vehicle leasing, sales and service, or where in

the opinion of the Zoning. Administrator the use is incidental to a principal use on the premises and the proposed outside use is in character and harmony with the surrounding area.

B. All uses adjacent to residential zones shall be located, oriented and designed so as to be compatible with said residential zones.

C. Fencing and landscaping adequate to screen development from adjacent residential zones along rear and side property lines.

D. Maximum noise level at property lines not to exceed 65 dBA Ldn.

E. Outside storage of solid wastes and containers for solid waste, containers, merchandise, or other items or goods awaiting pickup, sale, or other disposition shall be prohibited except where screened to the satisfaction of the Planning Commission or the Zoning Administrator.

SEC. 25-17-50 OTHER REQUIRED CONDITIONS

A. All uses are subject to the provisions of Articles 22, 23, and 24.

B. The re-occupancy of a commercial building is subject to the approval of the Zoning Administrator.

C. Site plan approval required for all uses requiring a building permit.