

## **ARTICLE 12**

### **HIGHWAY INTERCHANGE DISTRICT (H-1)**

#### **SECTION 1200 – Highway Interchange (H-1) Intent**

The purpose of the Highway Interchange district is to provide a district for commercial 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 commercial and 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 1210 - Principally Permitted Uses**

The following uses are permitted.

1. All principally permitted uses within the B-1 and B-2 zoning districts;

#### **SECTION 1220 - Accessory Uses**

Accessory uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Uses or spaces related to the developed portions of the district;
2. Accessory uses for dwelling listed in Article 10;
3. Signage (See Article 20);
4. Parking (See Article 21);
5. Temporary buildings incidental to construction;
6. Storage, uncrating or unpacking areas provided such activities are an integral function of a permitted use and do not create enclosed or outside spaces which will tend to enlarge or overpower the activities of permitted uses;
7. Automatic teller machines;
8. Recycling collection points;
9. The rental of trucks and trailers (only permitted to be displayed in the side or rear of the property)
10. Recreation uses.

### **SECTION 1230 – Conditional Uses and Criteria**

The following uses and appropriate accessories subject to the approval and conditions of the Board of Zoning Appeals provided: a) the activity is an integral and subordinate function of a permitted Highway Interchange use or service; or b) the arrangement of use, building or structure will be compatible with the organization of permitted and accessory uses to be protected in the district:

1. All conditional use uses in the B-2 zoning districts

### **SECTION 1240 – Density**

The density of use in a Highway Interchange district shall not exceed 15,000 square feet of gross floor area per acre of land.

### **SECTION 1250 - Minimum District Size**

The minimum size and extent of a Highway Interchange district shall not be less than five (5) acres of contiguous private property.

### **SECTION 1260 - Minimum Standards**

See Article 25, Table 25-1 for dimensional standards. Site plan review required for all permitted and conditional uses. (See Article 23)