

**ARTICLE 700**  
**“H-I” HIGHWAY INTERCHANGE DISTRICT**

- 700.01 PURPOSE**
- 700.02 PERMITTED PRINCIPAL USES**
- 700.03 PERMITTED ACCESSORY USES**
- 700.04 SPECIAL PERMIT USES**
- 700.05 DEVELOPMENT STANDARDS**

**700.01 PURPOSE**

It is the intent of the H-I Highway Interchange District to provide for a wide range of commercial uses, whose nature of business attracts high volumes of vehicular traffic and that which requires convenient automobile and truck access in relation to highway and limited access thoroughfare interchanges.

**700.02 PERMITTED PRINCIPAL USES**

Principal uses shall be limited to the following:

- A. Automobile Service Station.
- B. Family Restaurant.
- C. Fast Food Restaurants.
- D. Hotel/Motel.
- E. Mixed Uses.
- F. Restaurants.
- G. Retail Business.

**700.03 PERMITTED ACCESSORY USES**

The following uses shall be permitted as accessory to a principal use:

- A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.
- B. Detached Garage, Carport, Storage Building.
- C. Drive Through.
- D. Private Recreational Facility.
- E. Satellite Dish.
- F. Signs.

**700.04 SPECIAL PERMIT USES**

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

- A. Automobile Repair; Including Body and Paint Work.
- B. Cemetery.
- C. Public Utility Building.
- D. Oil and Gas Operation, Exploration and Production; see *Article 1700*.

- E. Truck Stop.
- F. Truck Terminal.

**700.05 DEVELOPMENT STANDARDS**

- A. Property Development Standards

The following development standards shall apply to properties located within the “H-I” Highway Interchange District.

<b>H-I Highway Interchange District</b>	
Minimum Lot Area	▪ None
Minimum Lot Width at Building Setback Line	▪ 100 feet
Maximum Lot Coverage	▪ 90% Impervious Surface Coverage
Maximum Height	▪ 45 Feet ▪ 25 feet for accessory structures.
Minimum Front Yard Setback	▪ 20 Feet
Minimum Side Yard Setback	▪ 10 Feet ▪ 5 Feet Accessory Use
Minimum Rear Yard Setback	▪ 20 Feet Principal Use ▪ 5 Feet Accessory Use

- B. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

- C. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

- D. Signage

Article 1400 shall regulate signage.

- E. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02