

January 25, 1974

INTENT

The HO Highway Orientated Zoning district is established as a district in which the principal use of land is for establishments offering accommodations, supplies, or services to motorists, and for certain specialized uses such as retail outlets, extensive commercial amusements, and service establishments which although serving the entire city and its trading area do not and should not locate in the central business district or neighborhood district. The HO Highway Orientated Zoning District will ordinarily be located along numbered state or federal highways designated as major streets.

For the HO Highway Orientated Zoning District, in promoting the general purposes of this ordinance, the specific intent of this section is:

A. To encourage the development of redevelopment of, and the continued use of land for commercial, service, and amusement uses serving both local and long distance travelers.

B. To provide for orderly development and concentration of such uses within the HO HIGHway District as designated on the zoning map.

C. To provide appropriated space, and in particular sufficient depth from the street, to satisfy the needs of modern commercial developments wh-ere access is entirely dependent on the automobile.

D. To encourage the development of the district with such uses and in such a manner as to minimize traffic hazards and interference from highway-oriented businesses.

HO (HIGHWAY ORIENTATED ZONING DISTRICT)

Automobile Orientated Uses. Free-standing business activities which function relatively independent of intensive pedestrian traffic and proximity of other firms and cater to customers who come by automobile.

PERMITTED USES

Residential Use

1. Multi-family dwellings
2. Assembly Use
2. Community Facilities (H) 2.1) Park, Golf Course
3. Swimming Pool (2.3) semi-public
4. Community Facilities, noncommercial (2.4) churches, _____, schools.
5. Community Facilities, commercial (2.5) airport, railroad station.
6. Membership Club (2.6)

ZX Space

(3) Institutional Use

7. Service Establishment (3.1) (public schools, colleges, police and fire stations)
8. Human Treatment, unrestrained (3.4) hospitals, nursing homes
9. Human Treatment, restrained (3.5) Jails, reformatories

(4) Business Use

10. Service business (4.1) limited, inside, professional office, clinic
11. Parking Lot (4.2)
12. Service business, personal, inside (4.3) barber shop, beauty shop, massage parlor
13. Retail business (4.4) limited inside enclosed buildings for selling of goods
14. Commercial residence, unlimited (4.5) motels, hotels, tourist homes
15. Restaurant business, limited (4.6) inside
16. Amusement business, inside bowling alleys, night clubs
17. Amusement business, outside drive-in theatres, miniature golf

(5) Commercial Use

18. Drive-in Business (5.1) restaurant, laundry
19. Gas Stations (5.2)
20. Retail Business (5.3) unlimited, outside new and used car, boat, camper sales
21. Repair Shops (5.4) locksmith, electrical repair
22. Retail Business, unlimited (5.5) inside bakeries, building materials
23. Used Goods Business (5.6) Second hand stores
24. Service Business, unlimited (5.7) kennels, auction houses
25. Automotive Maintenance Business (5.8) car wash, repair shops
26. Wholesale Business storage buildings and wholesale business

27. Electronic Fabrication -----

(6) Dimensional Standards

These requirements are desirable to permit adequate space for parking, loading, landscaping, and expansion. In addition to clearly affecting the density of HO uses, they will have a direct effect on the traffic-carrying capacity of the major streets.

A. Lot Area & Width

Lot Area minimum 5,000 square feet

Lot Frontage minimum 50 feet

B. Maximum Lot Coverage 35%

C. Maximum Height of Buildings 35 feet

D. Yard requirements

Front yard - minimum 15' from property which must be landscaped

Sideyard - Minimum 15'

Rear Yard - minimum 15'

Further, provided, where a lotsides, or rears upon property in any Residential District, such yard shall be used and maintained only as a landscaped planting and screening strip

(7) Parking and Loading Areas

IN PROCESS

Parking and Loading areas cont.

Further ___% of all parking areas shall be devoted to landscaping to minimize its impact and define on site traffic patterns.

A. Off-Street Loading Area

Minimum Requirement

1. Tractor-Trailer Gerth minimum 14 feet wide and 60 feet deep.
2. Delivery Trucks Gerth minimum 14 feet wide and 30' deep.

(8) Access and Traffic Controls

Accessways: Each lot shall have not more than two accessways to any one street or highway which shall comply with the following requirements:

- A. Width of Accessway. The width of any accessway leading to or from a street or highway shall not exceed ___ feet nor be less than (15) feet in width at the right-of-way line. The alignment of accessways and curb return dimensions shall be determined through site approval.
- B. Spacing of Accessways. At it's intersection with the lot line, no part of any accessway shall be nearer than (20) feet to any accessway on the same lot, nor shall any part of the accessway be nearer than (10) feet to any side or rear property line at its intersection with a right-of-way line. The use of common accessway by two or more permitted uses shall be encouraged in order to reduce the number and closeness of access points along highways. Further, the use of directional accessways and acceleration, deceleration lanes shall be encouraged.
- C. Traffic Hazards: The location and number of accessways shall be so arranged that they will reduce the possibilities of traffic hazards as much as possible.