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File		1974-0008				
Date		1/6/00 Proje	Project Name: HO Zoning			
P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record						
r e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There				
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been				
e	n	included.				
∗# t	e d	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
1	"	quick guide for the contents of each file.				
		Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed				
X	X	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. *Summary Sheet – Table of Contents				
_	-	Application form				
		Receipts for fees paid for anything				
-1		*Submittal checklist				
V	X					
		*General project report Reduced copy of final plans or drawings				
\dashv		Reduction of assessor's map				
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_		*Staff Reports				
		*Planning Commission staff report and exhibits *City Council staff report and exhibits				
-		*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
		expiration date)				
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Status Report - Approved				
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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 retailed 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 where 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
- Z. 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

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

- 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. <u>Traffic Hazards</u>: The location and number of accessways shall be so arranged that they will reduce the possibilities of traffic hazards as much as possible.