

5.35. - CH Highway Commercial Zone.

5.35.01. *General description.* The CH, Highway Commercial Zone, is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of the highway user or tourist. The intent here is to reserve lands which because of particular location and natural features are adapted for such uses, and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

5.35.02. *Uses permitted.* The following uses shall be permitted in the CH, Highway Commercial Zone:

- A. Hotels, motels and restaurants including lounge, but excluding all types of drive-in establishments serving food or drink outside the building or catering to take-out trade.
- B. Gasoline service stations and transient mobile home parks, provided that a solid wall, fence, or evergreen hedge, is erected and maintained between such use and any adjoining residential zone.
- C. Souvenir, curio, novelty and candy shops only when operated in conjunction within a motel, restaurant, or service station.
- D. Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- E. Buildings, structures, and uses accessory and customarily incidental to any of the above uses when located on the same lot with the principal building.
- F. Clinics, professional buildings, and general business offices.
- G. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- H. Yards sales, rummage sales and flea markets.
- I. Wireless communications facilities, subject to the provisions of article 4, section 4.92.
- J. Public Safety Facilities.

5.35.03. *Uses permitted on review.*

- A. Sanitary landfill subject to meeting all requirements set forth in sections 4.70, "Sanitary landfills," and 6.50, "Procedure for authorizing uses permitted on review," of these regulations.
- B. Adult-oriented establishments subject to meeting all requirements of section 4.60, "Adult-oriented establishments," of this resolution.

5.35.04. *Area regulations.* The following requirements shall apply to all uses permitted in this zone.

5.35.05. *Lot area.* Lot area shall be sufficient to meet both minimum setback and yard requirements contained herein and county health department requirements for the proposed use.

5.35.06. *Set back.* All buildings shall be set back from all road right-of-way lines not less than thirty-five (35) feet.

5.35.07. *Side yard.* The width of any side yard which abuts a residential zone shall be not less than fifty (50) feet. In all other cases each side yard shall be not less than twelve (12) feet.

5.35.08. *Rear yard.* The depth of any rear yard which abuts a residential zone shall be not less than fifty (50) feet. In all other cases the rear yard shall be not less than ten (10) feet.

5.35.09. *Height restrictions.* No building or structure shall exceed forty-five (45) feet in height except as provided in section 3.20, "General exceptions," of these regulations.

5.35.10. *Off-street parking.* As regulated in section 3.50, "Off-street parking requirements," of these regulations.

(Ord. No. O-96-1-102, § 1, 1-26-96; Ord. No. O-96-5-102, § 2, 6-21-96; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-11-7-103, § 1(Exh. A), 8-22-11; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-13-8-103, § 1(Exh. A), 9-23-13; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19)