

## Chapter 17.24

### HIGHWAY COMMERCIAL (C-H) ZONE

#### Sections:

- 17.24.01 PURPOSE & APPLICATION
- 17.24.02 PERMITTED USES
- 17.24.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT
- 17.24.04 PROHIBITED USES
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- 17.24.07 HEIGHT LIMITS
- 17.24.08 MINIMUM DISTANCE BETWEEN STRUCTURES
- 17.24.09 PARKING
- 17.24.10 SIGNS
- 17.24.11 LANDSCAPING
- 17.24.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS

- 17.24.01 PURPOSE AND APPLICATION. The Highway Commercial designation provides for localized concentrations of uses catering to the traveling public including service stations, hotels, restaurants, or other visitor-serving uses. Highway Commercial nodes may be located on one corner of major intersections outside of the contiguous community. Such Highway Commercial nodes shall be limited in size to three total acres unless it can be demonstrated that a greater amount will not have an adverse impact on existing or planned commercial facilities in the community.
- 17.24.02 PERMITTED USES. The uses as shown in Table 17-1 and all others determined to be similar to these uses pursuant to Sections 17.73.03 are permitted in accordance with the standards and procedures set out in Chapter 17.51 of this Ordinance.
- 17.24.03 USES PERMITTED WITH A CONDITIONAL USE PERMIT. The uses as shown in Table 17-1 as conditioned and all others determined to be similar to these uses pursuant to Section 17.73.03 are permitted in accordance with the standards set out in Chapter 17.50 and subject to securing a Conditional Use Permit in accordance with the standards and procedures set out in Chapter 17.70 of this Ordinance.
- 17.24.04 PROHIBITED USES. All other uses not permitted by Sections 17.24.02 and 17.24.03 are prohibited.
- 17.24.05 MINIMUM LOT SIZE. See Table 17-2.
- 17.24.06 YARDS AND SETBACKS. See Table 17-2.
- 17.24.07 HEIGHT LIMITS. See Table 17-2.



- 17.24.08 MINIMUM DISTANCE BETWEEN STRUCTURES. See Table 17-2.
- 17.24.09 PARKING. Off street parking shall be provided in accordance with the requirements of Chapter 17.60 of this Ordinance.
- 17.24.10 SIGNS. The following signs are permitted in accordance with the Chapter 17.61 of this Ordinance.
- A. Temporary real estate signs (not to exceed 8 square feet)
  - B. Temporary construction signs.
  - C. Temporary political signs.
  - D. Wall signs (on site identification only) not to exceed 25 percent width of the primary building face.
  - E. One Monument sign per arterial or collector street frontage with a maximum height of 20 feet where the posted speed is 60 mph or greater, 15 feet when the posted speed is greater than 45 mph, but less than 60 mph, or 10 feet where the posted speed is 45 mph or less, not to exceed 6 square feet of sign area per foot of permitted height.

The maximum permitted area of all signs shall not exceed two (2) square feet for each lineal foot of street frontage.

- 17.24.11 LANDSCAPING. Landscaping shall be provided in accordance with the requirements of Chapter 17.51 of this Ordinance.
- 17.24.12 SPECIAL REVIEW PROCEDURES AND DEVELOPMENT STANDARDS.
- A. All development in the C-H zone shall comply with the minimum standards set out in Chapter 17.51 of this Ordinance.
  - B. Development in the C-H zone shall comply with the interpretations and provisions of Chapter 17.73 of this Ordinance.
  - C. Site area shall be in conformance with 17.24.01.