

Chapter 17.32

CH HIGHWAY COMMERCIAL DISTRICT

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17.32.010 Purpose.

The purpose of the CH highway commercial district is to protect selected areas adjoining major travel routes for highway oriented business and related uses with regulations such that development will be attractive to the traveling public and compatible with adjoining land uses. (Ord. 1-5-87A § 15(A))

17.32.020 Permitted uses.

The following are permitted uses in the CH highway commercial district:

- A. Service stations with or without towing services;
- B. Convenience markets with a gross floor area not to exceed three thousand square feet;
- C. Motels;
- D. Restaurants, sit down and/or drive-in;
- E. Retail shops oriented to serving the touring public;
- F. Fruit stands;
- G. On-site signs of less than two hundred square feet. (Ord. 1-5-87A § 15(C))

17.32.030 Accessory uses.

Accessory uses and buildings customarily appurtenant to a permitted use are allowed in the CH highway commercial district. (Ord. 1-5-87A § 15(C))

17.32.040 Conditional uses.

The following are conditional uses in the CH highway commercial district:

- A. Recreational vehicle parks;
- B. Billboards;
- C. Automobile repair shops;
- D. Emergency service buildings such as ambulance services, fire stations and police substations;

- E. Casinos;
- F. On-premises signs in excess of two hundred square feet. (Ord. 1-5-87A § 15(D))

17.32.050 Prohibited uses.

The following are prohibited uses in the CH highway commercial district:

- A. Residential uses;
- B. All industrial uses;
- C. Commercial uses not addressed as permitted under Section 17.32.020 or 17.32.040. (Ord. 1-5-87A § 15(E))

17.32.060 Height regulations.

No building in the CH highway commercial district shall exceed thirty-five feet in height. (Ord. 1-5-87A § 15(F))

17.32.070 Area and yard requirements.

The following are area and yard requirements for the CH highway commercial district:

- A. Lot area, six thousand square feet;
- B. Minimum lot frontage, sixty feet;
- C. Setbacks:
 1. Front yard, fifteen feet in depth,
 2. Side yard, none,
 3. Rear yard, five feet in depth. (Ord. 1-5-87A § 15(G))

17.32.080 Additional requirements.

The following additional requirements apply in the CH highway commercial district:

- A. Development of property adjoining to a residential zoned lot or parcel shall have the following setbacks:
 1. Side yard adjacent to a residential zoned property of not less than fifteen feet;
 2. Rear yard of not less than twenty feet.
- B. A screening fence of at least six feet in height shall be located along the property line adjoining to any residential zoned lot or parcel.
- C. All off-street parking requirements and regulations shall be provided in Chapter 17.60 of this title. (Ord. 1-5-87A § 15(H))