

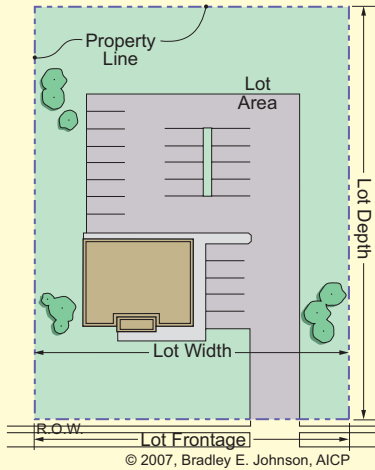
High Intensity Commercial (CH) District

2.33 CH District Intent, Permitted Uses, and Special Exception Uses

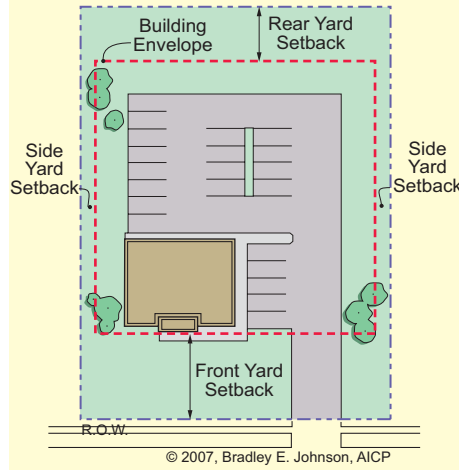
District Intent	Permitted Uses	Special Exception Uses
<p>The CH (High Intensity Commercial) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • wide range of retail, commercial, service, eating, and entertainment establishments • moderate to high impact uses <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Small to medium area zoning • Chiefly multiple businesses established on a single site <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize the need for quality time, place and manner development standards to minimize impacts on adjacent residential properties while encouraging economic vitality. <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • GW, P1, P2, MP, CN, IN, OT, CM, I1, I2, I3 and HI <p>Required Approvals</p> <ul style="list-style-type: none"> • Development Plan approval required for all developments. <p>Plan Commission</p> <ul style="list-style-type: none"> • Zone property CH only after determining that the site is appropriate for any of the possible uses allowed in the zoning district; • Be very sensitive to the impacts of traffic generated by the site. <p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • Allow a Special Exception use only when it clearly is a benefit to the surrounding areas; • Be very sensitive to the potential for light pollution, and pedestrian and vehicular safety. 	<p>Agricultural Uses</p> <ul style="list-style-type: none"> • agricultural crop production • raising of farm and exotic animals • sale of agricultural products* • storage of agricultural products <p>Commercial Uses</p> <ul style="list-style-type: none"> • automobile accessory installation • automobile body shop • automobile gas station • automobile oil change facility • automobile parts sales • automobile rental • automobile repair/service station • automobile sales • automobile wash • bank machine/ATM • banquet hall • barber/beauty shop • bowling alley • cellular phone service • coffee shop • coin laundry • dance/night club • delicatessen • driving range • emergency medical care clinic • farmers market • fitness center/health club • funeral home • golf course • health spa/day spa • hotel • ice cream shop • miniature golf • mortuary • motel • movie theater, multiple-screen • paintball facility (indoor only) • party/event store • pet grooming/store • plant nursery • quick cash/check cashing • recreation center/play center • restaurant • restaurant with drive-up window • retail, high intensity • retail, low intensity • retail, medium intensity • shoe store/repair • skating rink • special handling retail • sports field • swimming pool • tattoo/piercing parlor • video rental • wholesale warehouse sales <p>Industrial Uses</p> <ul style="list-style-type: none"> • warehouse storage facility <p>Institutional Uses</p> <ul style="list-style-type: none"> • police, fire or rescue station <p><i>*see also Chapter 05; §TU: Temporary Use & Structure Standards</i></p>	<p>Commercial Uses</p> <ul style="list-style-type: none"> • kennel* <p>Industrial Uses</p> <ul style="list-style-type: none"> • telecommunication facility <p><i>*see also Chapter 05; §SE: Special Exception Standards</i></p>

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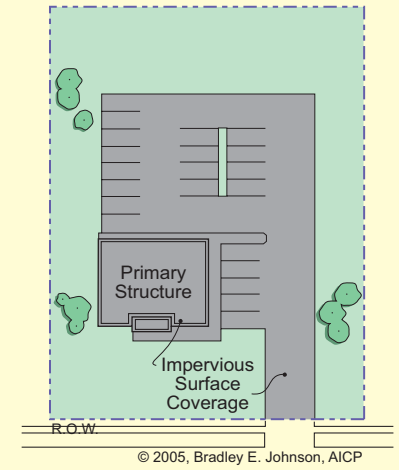
2.34 CH District Development Standards



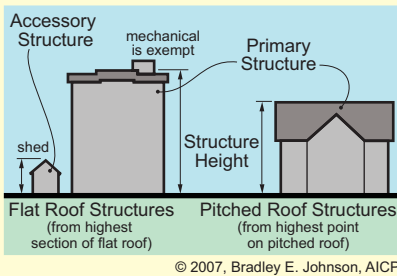
- Minimum Lot Area:**
 - 217,800 square feet (5 acres)
- Minimum Lot Width:**
 - 300 feet
- Sewer:**
 - Sanitary sewer connection required
- Water:**
 - Water utility connection required



- Maximum Front Setback:**
 - 50 feet
- Minimum Side Setback:**
 - 25 feet, plus 10 feet per story above 2 stories
- Minimum Rear Setback:**
 - 25 feet, plus 10 feet per story above 2 stories
- Minimum Building Separation:**
 - 50 feet



- Maximum Impervious Surface Coverage:**
 - 75% of the Lot Area
- Minimum Main Floor Area:**
 - 1,000 square feet



- Maximum Structure Height:**
 - Primary Structure: 40 feet
 - Accessory Structure: 20 feet

Additional Development Standards that Apply

Accessory Structure (AS) <ul style="list-style-type: none"> • AS-01 Page 5-4 • AS-05 Page 5-5 	Lighting (LT) <ul style="list-style-type: none"> • LT-01 Page 5-30 	Sign (SI) <ul style="list-style-type: none"> • SI-01 Page 5-48 • SI-07 Page 5-68
Density and Intensity (DI) <ul style="list-style-type: none"> • DI-01 Page 5-7 	Loading (LD) <ul style="list-style-type: none"> • LD-01 Page 5-31 	Special Exception (SE) <ul style="list-style-type: none"> • SE-01 Page 5-79 • SE-07 Page 5-82 • SE-12 Page 5-84
Entrance and Drive (ED) <ul style="list-style-type: none"> • ED-01 Page 5-7 • ED-03 Page 5-9 	Lot (LO) <ul style="list-style-type: none"> • LO-01 Page 5-32 	Telecom. Facilities (TC) <ul style="list-style-type: none"> • TC-01 Page 5-87 • TC-02 Page 5-88
Environmental (EN) <ul style="list-style-type: none"> • EN-01 Page 5-10 	Outdoor Storage (OS) <ul style="list-style-type: none"> • OS-01 Page 5-33 • OS-02 Page 5-33 • OS-03 Page 5-33 	Temporary Uses (TU) <ul style="list-style-type: none"> • TU-01 Page 5-89 • TU-02 Page 5-89 • TU-04 Page 5-90
Fence and Wall (FW) <ul style="list-style-type: none"> • FW-03 Page 5-12 	Parking (PK) <ul style="list-style-type: none"> • PK-01 Page 5-34 • PK-04 Page 5-35 	Vision Clearance (VC) <ul style="list-style-type: none"> • VC-01 Page 5-91
Floodplain (FP) <ul style="list-style-type: none"> • FP-01 Page 5-14 	Performance (PF) <ul style="list-style-type: none"> • PF-01 Page 5-42 	
Height (HT) <ul style="list-style-type: none"> • HT-01 Page 5-23 	Public Improvement (PI) <ul style="list-style-type: none"> • PI-01 Page 5-43 	
Landscaping (LA) <ul style="list-style-type: none"> • LA-01 Page 5-25 • LA-02 Page 5-26 • LA-03 Page 5-26 • LA-05 Page 5-28 • LA-06 Page 5-28 	Setback (SB) <ul style="list-style-type: none"> • SB-01 Page 5-44 	
	Sewer and Water (SW) <ul style="list-style-type: none"> • SW-01 Page 5-4 	