

SECTION 4.14 "CHI" COMMERCIAL, HIGHWAY INTERCHANGE

4.14.1 DISTRICTS AND INTENT

The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended to be applied to areas where adequate lot depth is available to provide rational development for vehicular related uses which serve the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize friction with abutting and nearby uses. One stop complexes consisting of automotive service stations, motels, restaurants, and similar uses are encouraged. This district has particular, applicability to areas identified on the Future Land Use Plan Map of the County's Comprehensive Plan as Highway Interchange as located at interstate highway interchanges.

4.14.2 PERMITTED PRINCIPAL USES AND STRUCTURES

1. Automotive service and self-service stations (see Section 14.19.6 for special design standards for automotive service and self-service stations).
2. Rental of automotive vehicles, trailers, and trucks.
3. Restaurants.
4. Hotels and motels.
5. Retail commercial outlets for sale of fruit, gifts, novelties, and similar uses catering to tourists.
6. Light manufacturing, assembling, processing, packaging or fabricating in a completely enclosed building.
7. Facilities for storage and distribution of products including wholesale activity.
8. Wholesale and retail factory outlets for sale of goods.
9. Business and professional offices.
10. Printing, lithographing, publishing, photographic processing, blue printing, or similar establishments.

Unless otherwise specified, the above uses are subject to the following limitations: for all developments, site and development plan approval is required (see Article 14).

4.14.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.
2. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.
3. On-site signs (see Section 4.19.22).

4.14.4 PROHIBITED USES AND STRUCTURES

1. Dwelling units, except as provided under accessory uses.
2. Class I landfills and Class III landfills (construction and demolition landfills).
3. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district.

4.14.5 SPECIAL EXCEPTIONS AND SPECIAL PERMITS

A. Special Exceptions (see Sections Articles 12 and 13)

1. Truck stops.
2. Travel trailer parks or campgrounds (see Section 20.24).
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar tavern, or cocktail lounge.
5. Bed and breakfast inns.
6. Pawn shop.
7. Sporting goods store.
8. Off-site signs

B. Special Permits (see Article 14.6).

1. Public buildings and facilities, unless otherwise specified (see Article 4.19.9).
2. Wrecking yards (including automobile wrecking yard); junk yards; or yards used for scrap, salvage, second-hand building materials, junk automotive vehicles, or second-hand automotive parts; provided any such yard shall be completely enclosed by an opaque fence or wall not less than six (6) ft. high; provided that this fence or wall shall not be built of tin or galvanized metal sheets.

4.14.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted or permissible uses (unless otherwise specified):
 - Minimum site area 20,000 sq. ft.
 - Minimum lot width 100 ft.

4.14.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)

1. All permitted or permissible uses (unless otherwise specified):
 - Front 30 ft.
 - Side 5 ft.
 - Rear 30 ft.

Special provisions; No less than 15 ft. of the depth of the required front yard shall be maintained as a landscaped area. The depth of this landscaped area shall be measured at right angles to property lines and shall be established along the entire length and contiguous to the designated property line or lines. This landscaped area may be penetrated at right angles by driveways. The remainder of the required yard may be used for offstreet parking, but not for buildings.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of fifty (50) feet from all perennial rivers, streams and creeks.

4.14.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED
(See Section 4.19 for exceptions)

50 ft., except the height of signs which advertise commercial establishments located within the same CHI district shall be unrestricted, provided that such sign shall not exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

4.14.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

35%

Note: In addition to meeting the required lot yard, building height, lot coverage, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.14.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS
(See also Section 4.19)

1. All permitted or permissible uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting either (a) residential district or (b) property used for residential purposes in a residential/office district, then the proposed use shall provide a landscaped buffer which shall be not less than 20 ft. in width along the affected rear and/or side yards as the case may be. In addition, such land uses shall provide within this buffer landscaping which shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

4.14.11 MINIMUM OFFSTREET PARKING REQUIREMENTS
(See also Section 4.19)

1. Commercial and service establishments (unless otherwise specified): One (1) space for each 150 sq. ft. of non-storage floor area, plus, where applicable, One (1) space for each 1,000 sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
2. Restaurants, cocktail lounges, bars, and taverns: One (1) space for each 3 seats in public rooms.
3. Hotels and motels: One (1) space for each sleeping room, plus two (2) spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.

4. Warehousing and storage only; one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
5. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
6. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.19)