

Sec. 4.15. - "CHI" Commercial, Highway Interchange.

4.15.1 *Districts and intent.* The "CHI" Commercial, Highway Interchange category includes one zone district: CHI. This specialized district is intended for areas where adequate lot depth is available to provide development for vehicular-related uses primarily serving the traveling public. Uses in such district are subject to criteria and standards intended to preserve the character of the district and to minimize adverse impacts with abutting and nearby uses. This district shall only be applied to interstate highway interchange areas.

4.15.2 *Permitted principal uses and structures.*

1. Automotive service and self-service stations. (See section 4.2 for special design standards for automotive self-service stations.)
2. Rental of automotive vehicles, trailers and trucks.
3. Restaurants.
4. Motels.
5. Retail commercial outlets.
6. Churches and other houses of worship.
7. Facilities for storage and distribution of products including wholesale activity.
8. Warehousing (including yards).
9. Business and professional offices.
10. Commercial recreation facilities such as indoor motion picture theater, community or little theater, billiard parlor, bowling alley, gym, drive-in theater (see section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.

Unless otherwise specified, the above uses are subject to the following limitations: (1) products to be sold only at retail; and (2) for all developments Site and development plan approval is required for all permitted uses and structures in accordance with section 14.13.

(Ord. No. 2016-1, § 1, 3-16-16; Ord. No. 2017-10, § 1, 5-18-17)

4.15.3 *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 uses and structures.
 - b. Are located on the same lot as the permitted 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 4.2.)

4.15.4 *Prohibited uses and structures.*

1. Dwelling units except as provided under accessory uses.
2. 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.

4.15.5 *Special exceptions.*

(See also articles 12 and 13)

1. Truck stops and automobile service stations. (See section 4.2 for special design standards for automotive service stations.)
2. Campgrounds. (See sections 4.2.24; 8.14)
3. Commercial tourist attractions.
4. Package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge.
5. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, heavy machinery and equipment, lumber and building supplies, and monuments.
6. Public buildings and facilities.
7. Light manufacturing, assembling, processing, packaging, or fabricating in completely enclosed building (storage yard for materials permitted).
8. Off-site signs.
9. Banks and financial institutions.
10. Nursing homes.
11. Other similar uses, which are compatible with other district uses.

(Ord. No. 2000-7, § 1, 5-18-00; Ord. No. 2016-1, § 1, 3-3-16; Ord. No. 2018-17, § 2, 12-6-18)

4.15.6 *Minimum lot requirements (area, width).*

1. All permitted uses (unless otherwise specified):

Floor area of 10,000 sq. ft. or greater.

Minimum site area: One acre.

Minimum lot width: 200 feet.

Floor area of 5,000 square feet but less than 10,000 square feet.

Minimum site area: 20,000 square feet.

Minimum lot width: 125 feet.

Floor area of less than 5,000 square feet.

Minimum site area: 10,000 square feet.

Minimum lot width: 100 feet.

4.15.7 *Minimum yard requirements (depth of front and rear yard, width of side yards).*

1. *All permitted uses (unless otherwise specified).*

Front: 20 feet.

Side: None (unless side yard provided a minimum of five feet required).

Rear: 15 feet.

Special provisions. No less than 15 feet 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 off-street parking, but not for buildings.

Note. A minimum 35-foot natural buffer shall be required from wetlands, and 50 feet from perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.15.8 *Maximum height of structures: no portion shall exceed:*

(See Section 4.2 for exceptions)

70 feet, 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.

(Ord. No. 2004-28, § 1, 12-16-04)

4.15.9 *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.

4.15.10 *Minimum landscaped buffering requirements.*

(See also section 4.2.)

1. *All permitted 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 Highway Interchange Commercial use shall provide a landscaped buffer which shall be not less than 30 feet in width along the affected rear and/or side yards as the case may be.

4.15.13 *Minimum off-street parking requirements.*

(See also section 4.2.)

1. *Commercial and service establishments (unless otherwise specified).* One space for each 150 square feet of non-storage floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

2. *Restaurants, cocktail lounges, bars, and taverns.* One space for each three seats in public rooms.

3. *Hotels and motels.* One space for each sleeping room, plus two spaces for the owner or manager, plus required number of spaces for each accessory use such as restaurant, bar, etc. as specified.

Note. Off-street loading required. (See section 4.2.)

4. *Warehousing and storage only.* One space for each 1,500 square feet of floor area.

5. *Miscellaneous uses such as parcel delivery office, motor bus or truck or other transportation terminal.* One space for each 350 square feet of floor area.

6. *Other permitted uses (unless otherwise specified).* One space for each 500 square feet of floor area.