

DIVISION 7. - HB HIGHWAY BUSINESS DISTRICT^[4]

Sec. 24-231. - Purpose.

- (a) *Promote development with high volumes of traffic.* The HB highway business district is designed and intended to promote the development of uses which require large concentrations of automobile traffic.
- (b) *Accommodate multiple commercial activities.* The HB district is also designed to accommodate those commercial activities whose service are not confined to any one neighborhood or community and which may be incompatible with the predominantly retail uses permitted in other business districts.

(Ord. No. 100, § 11, 6-8-1996)

Sec. 24-232. - Uses.

- (a) *Permitted uses.* The following uses shall be permitted within the HB highway business district, provided that they do not fall within the definitions of adult uses, as listed in section 4-34 of this Code:
 - (1) Building materials, lumberyards.
 - (2) Wholesaling.
 - (3) Warehousing.
 - (4) Landscape nursery.
 - (5) Frozen food lockers.
 - (6) Outdoor advertising devices as regulated in article VI of this chapter.
 - (7) Bowling alley.
 - (8) Dancehall.
 - (9) Motel, hotel.
 - (10) Sign contractor.
 - (11) Veterinarians, including observation kennels for household pets; provided, however, that all such kennels are contained within completed enclosed structures.
 - (12) Drive-in type restaurants.
 - (13) Manufactured home or trailer sales.
 - (14) Community or convention center.
 - (15) Public or quasipublic development.
 - (16) Upholstery shop.
 - (17) Non-commercial wind energy conversion system.
- (b) *Conditional uses.* The following uses may be allowed in the HB highway business district, subject to the provisions of article VIII of this chapter:
 - (1) Adult uses, as defined in and subject to all provisions of article II of chapter 4 of this Code.
 - (2) Auto sales and service.
 - (3) Marine sales and service.
 - (4) Farm implement sales, repair and storage.
 - (5) Grain elevators.

- (6) Indoor firing ranges, subject to performance standards contained in section 24-303.
- (7) Service stations (automobile) and convenience stores with accessory retail sales of gasoline and diesel fuel.
- (8) Shopping centers as a planned unit development only.
- (9) Bulk fuel sales and storage facilities.
- (10) Any permitted use which generates hazardous byproducts and is not generally considered to be detrimental to adjacent land uses.
- (11) Other uses deemed by the planning agency to be of the same general character as those listed as permitted and conditional uses listed in subsections (a) and (b) of this section.
- (c) *Accessory uses.* Accessory uses permitted in the HB district are uses incidental to the permitted and conditional uses listed in subsections (a) and (b) of this section.

(Ord. No. 100, § 11, 6-8-1996; Ord. of 12-16-1997; Ord. of 2-17-1998; Ord. of 7-27-1999; Ord. of 4-22-2003)

Sec. 24-233. - Height, yard, lot area, width, depth and coverage.

- (a) *Height regulations.* There are no height regulations in the HB district, except where hazardous conditions may exist.
- (b) *Front yard regulations.* There shall be a front yard setback of not less than 130 feet from the centerline of all federal, state, county, and county-state aid highways, except 100 feet from the highway right-of-way line for divided highways. There shall be a front yard setback of not less than 65 feet from the centerline of all other public rights-of-way or private roads. Where a lot is located at the intersection of two or more roads or highways, there shall be a front yard setback from each road or highway abutting the corner lot. No accessory buildings shall project beyond the front yard setback line of either road.
 - (1) Variances from the required front yard setback will not be required under the following circumstances: Any construction on a developed property within an established unincorporated rural townsite as set forth in subsection 24-3(b) must not encroach closer to the centerline of the road than an existing structure on that property. New structures being proposed on a vacant piece of property within an established unincorporated rural townsite must not be constructed closer to the roadway centerline than existing structures on either side of the vacant property.

Planning and zoning staff may require verification from the county engineer that proposed construction will not create hazards to the traveling public before issuing a construction permit as outlined in this section within an established unincorporated rural townsite.
 - (2) A variance will be required if any construction is proposed closer to the centerline of an existing road than adjacent properties within an established unincorporated rural townsite except as permitted in this section.
- (c) *Side yard regulations.* There shall be a side yard having a width of not less than 15 feet on each side of a building in the HB district, except that no building shall be located within 50 feet of any rear lot line abutting a lot in any of the classes of residence districts.
- (d) *Rear yard regulations.* There shall be a rear yard having a depth of not less than 15 feet in the HB district, except that no building shall be located within 50 feet of any rear lot line abutting a lot in any of the classes of residence districts.

- (e) *Lot width regulations.* Every lot in the HB district shall be not less than 150 feet wide.
- (f) *Lot depth regulations.* Every lot in the HB district shall be not less than 150 feet deep.
- (g) *Lot area regulations.* Every lot in the HB district shall have a minimum lot area of not less than:
 - (1) Twelve thousand square feet for lots with community sewer systems.
 - (2) Thirty thousand square feet for lots with individual sewer systems.
- (h) *Lot coverage regulations.* Not more than 50 percent of the parcel shall be occupied by buildings in the HB district.

(Ord. No. 100, § 11, 6-8-1996; Ord. of 8-21-2001, § 4)

Secs. 24-234—24-250. - Reserved.