

Chapter 126. Land Use

Part 12. Zoning

Article XLII. Use Regulations

§ 126-314.1. HIC Highway Interchange Commercial Zone.

[Added 11-18-1991 by Ord. No. 91-33; amended 7-19-2010 by Ord. No. 10-20; 10-4-2010 by Ord. No. 10-32]

The purpose of the HIC Zone is to provide for the regional commercial and transient needs and uses appropriately situated at or adjacent to the intersections of major regional highways such as: hotels, motels, inns, restaurants, cocktail lounges, conference centers and their customary accessory uses.

A. Principal permitted uses.

- (1) Office and service uses as permitted in the C-3 Zone.
- (2) Hotels and motels.

B. Permitted accessory uses.

- (1) Other uses and structures customarily incidental to a principal permitted use.
- (2) Private and public parking, including parking garages.
- (3) Signs. (See §§ **126-162** and **126-195**.)
- (4) Indoor and outdoor swimming pools, tennis courts and other facilities customarily accessory to hotels/motels.
- (5) Auditoriums.

C. Conditional uses.

- (1) Service stations as regulated under § **126-352**, personal service uses, such as barbershops and beauty salons, child-care centers, blueprint, photostat and duplicating centers, travel agencies, computer service and data processing centers are permitted on

properties two acres or greater, but less than four acres, with a minimum lot width of 150 feet, subject to the following minimum yard requirements.

- (a) Minimum front yard: 100 feet.
 - (b) Minimum side yard: 35 feet.
 - (c) Minimum total of two side yards: 70 feet.
 - (d) Minimum rear yard: 50 feet.
- (2) All existing or approved new car, truck, construction equipment, recreational vehicle and farm machinery sales uses shall have the right to continue, the right to be enlarged on the existing lot to the limit permitted by ordinance and the right to be rebuilt if totally destroyed.
 - (3) Inns, cocktail lounges and restaurants, excluding drive-in and drive-through-type fast food establishments, in conjunction with a hotel or motel use either as an internal operation or a separate structure on the same site. A development, including a hotel or motel, restaurant and related supporting service uses, is permitted if it meets the following conditions, in addition to the other HIC Zone requirements.
 - (4) Accessory retail services within professional business and research offices.
 - (5) Child-care centers as part of professional business and research offices.
- D. All uses in the HIC Zoning District must have direct access to a state highway. Direct access to a public street servicing residential zones is prohibited.
- E. Motels and hotels shall be permitted four stories and be within the maximum height limit.
- F. Standards. Area, yard and building requirements for the HIC Zone are as follows:
- (1) Minimum lot size: five acres.
 - (2) Minimum lot width: 200 feet.
 - (3) Minimum lot size, corner: five acres.
 - (4) Minimum lot width, corner: 200 feet.
 - (5) Minimum front yard: 100 feet.
 - (6) Minimum one side yard: 50 feet.
 - (7) Minimum total side yard: 100 feet.
 - (8) Minimum rear yard: 75 feet.
 - (9) Maximum impervious coverage: 60%.

(10) Maximum height:

- (a) Buildings other than hotels: three stories or 45 feet.
- (b) Hotels: four stories or 45 feet.

(11) Maximum floor area ratio: 0.35.

(12) Accessory buildings:

- (a) Minimum front yard: 150 feet.
- (b) Minimum one side yard: 75 feet.
- (c) Minimum total of two side yards: 75 feet.
- (d) Minimum rear yard: 75 feet.

(13) Minimum conservation easements as required by § **126-332** are as follows:

- (a) Minimum conservation easement from zone boundary to off-street parking area: 50 feet.
- (b) Minimum conservation easement from zone boundary to an accessory building: 75 feet.
- (c) Minimum conservation easement from zone boundary to any principal building: 125 feet.

(14) Required minimum building setback from Route 22: 200 feet.