

3.15 HIGHWAY (H-1) DISTRICT

The district is designed in which the principal uses of land are either: a) to provide goods and services to passing motorists, or b) use as light industrial and warehousing which normally seek large tracts of land where operations involved do not detract from potential development of nearby undeveloped properties.

3.16 AREA AND BULK REGULATIONS (H-1) DISTRICT

The following regulations limiting the development and arrangement of buildings and/or land are required for all permitted and special uses.

A. NON-MANUFACTURING/WAREHOUSING USES

1. Minimum lot width shall be seventy-five (75) feet with a minimum lot depth of 120 feet.
2. Minimum front yard depth shall be forty (40) feet from the right-of-way of the street. The first fifteen (15) feet from the property line shall be developed for sidewalks, grass, and plants, and shall not be used for any purpose except for the necessary drives and walks, and shall not include off-street parking spaces.
3. No side yard shall be required, except where a lot abuts a residential district, a fifteen (15) foot side yard shall be required. In other cases where a side yard, not required, is provided, it shall be at least three (3) feet in width.
4. Minimum required rear yard setback shall be fifteen (15) feet.
5. No portion of any entrance driveway leading from a public street shall be closer than twenty (20) feet to the corner of any intersection measured from the right-of-way line.
6. The width of any entrance driveway leading from the public street shall not exceed thirty (30) feet at its intersection with curb or street line. No two driveways leading from a public street shall be within thirty (30) feet of each other measured along the full height of the curb.
7. On any corner lot, there shall be no planting, structure, fence, or other obstruction to visibility within the range of 3 to 7 feet above the curb level within twenty-five (25) feet of the intersection of any two street lines.

B. MANUFACTURING/WAREHOUSING USES

Minimum lot area shall be one (1) acre.

1. Minimum lot width shall be 200 feet.
2. Minimum front yard shall be fifty (50) feet.
3. Minimum side yard on each side of every principal building shall be fifteen (15) feet.
4. Minimum required rear yard setback shall be twenty (20) feet.
5. The total ground area covered by the principal building and all accessory buildings shall not exceed forty percent (40%) of the total lot area.
6. No building shall exceed fifty (50) feet in height unless the depth of the front and total width of the side yard herein shall be increased by one (1) foot for each two (2) feet, or fraction thereof, of building height in excess of fifty (50) feet.
7. Buildings constructed or converted to uses permitted in this district shall provide off-street loading and unloading space as required in Section 7 of this Ordinance.

3.17 HEAVY INDUSTRIAL (I-2) DISTRICT

The district is designed to accommodate all but the most obnoxious industries; however, it is expected that industries permitted here by right as well as those permitted conditionally, will minimize their emission of smoke, dust, fumes, glares, noise and vibration.

3.18 AREA AND BULK REGULATIONS (I-2) DISTRICT

The following regulations limiting the development and arrangement of buildings and/or land uses are required for all permitted and special uses.

- A. Minimum lot area shall be one (1) acre.
- B. Minimum lot width shall be 200 feet.
- C. Minimum front yard shall be fifty (50) feet.
- D. Minimum side yard on each side of every principal building shall be fifteen (15) feet.
- E. Minimum required rear yard shall be twenty (20) feet.