

## HB Highway Business

The HB Highway Business District is established for the retailing of goods and services that cater primarily to the passing motorists. Uses in this district are highly intensive in nature, require high visibility, and have significant front setbacks. Developments in this district are located along major thoroughfares and are within a close proximity to the interstate highway.

### AREA, YARD AND HEIGHT REQUIREMENTS:

	Lot Area in SF	Lot Width	Front Yard Setback	Side Yard	Rear Yard	Max Height
HB Business	N/A	150'	50' (b)(d)(l)(m)	5' (i)(m)(l)	20' (e)(h)(m)(l)	50'

- (b) Minimum required front yard setback shall be developed for sidewalks, grass and/or plants and the necessary entrance driveways.
- (d) Front yard shall also be landscaped in grass and ornamental shrubs and trees.
- (h) In all zoned districts, where a swimming pool is an approved accessory to a primary residence or other structure, there shall be provided around the perimeter, an enclosed fence with a minimum height of four (4') feet, with all gates provided being self closing and all vertical or horizontal openings being no more than four (4") inches, which would deter and/or prevent the accidental or unauthorized use of said swimming pool. Fences, which enclose the rear yard of the property, shall be approvable if they totally secure that area in and around the swimming pool structure.
- (i) One side lot may be zero (0') feet while the opposite line may be no closer than fifteen (15') feet.
- (l) The front, rear, and side yards for hotels and motels shall not be less than required by as follows the Table in this Article. However, where a hotel or motel is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by factor related to the height of the building as shown below:

<u>Number of Stories</u>	<u>Altitude Factor</u>
1	0.4
2	0.5
3	0.6
4 or more	0.7

- (m) The front, rear, and side yard for any non-residential building shall not be less than required by the Table in this Article. However; where a non-residential building, other than a hotel or motel which is subject to note (1) is located on property adjoining a Residential District, the required yards shall be determined as follows:

An isosceles triangle (yard space triangle) shall be drawn from each building facade. Facades shall be designated on each building so that a minimum number, normally four, results. The base of the triangle shall be a line connecting the extreme ends of the facade (ignoring one-story storage rooms and other one-story protrusions of one hundred (100) square feet or less, exterior stairways, and decks,) and its altitude shall be the length of the base line multiplied by a factor related to the height of the building as shown below:

<u>Number of Stories/Height</u>	<u>Altitude Factor</u>
2 or more than 25 feet	0.3
3 or more than 35 feet	0.4
4 or more than 40 feet	0.5

(One story buildings 25' or less in height shall provide the minimum yards as required by the Table in this Article)

The isosceles triangle thus established shall not extend across any property line on to land zoned Residential. The isosceles triangle may extend into public right-of-way zoned residential but shall not extend across public right-of-way on to and zoned residential.

**PERMITTED AND SPECIAL USES (SU):**

**Residential Uses**

planned unit developments (SU)

neighborhood parks & multi-family recreation areas where the principal use is permitted in the zoning district  
swim & tennis clubs

**Recreational Uses**

amusement arcades and indoor places of entertainment; including bowling alleys, pool rooms, skating rinks & batting cage, tennis courts  
amusement enterprises or water parks (SU)  
associations or organizations; social & fraternal, clubs, lodges  
auditorium, assembly hall; indoor theaters, public  
batting cages, outdoor (SU)  
bingo games  
dance studios & schools, including aerobics  
dance halls, including night clubs (SU)  
fortune tellers, astrologers  
go-cart, motorcycle & similar, including aerobics (SU)  
golf course, including pro shop (SU)  
golf driving ranges (SU)  
martial arts instructional schools  
miniature golf facilities  
physical fitness centers  
public parks  
recreation facilities, public  
recreation facility, private:  
including country clubs, private

**Educational & Institutional Uses**

ambulance services  
cemetery (SU)  
churches, synagogues & other associated activities  
colleges or universities  
day care centers, (6 or more)  
governmental offices & facilities  
hospitals, public & private  
libraries  
museums or art galleries  
nursing & convalescent homes  
congregate & group care  
philanthropic institutions  
post offices  
schools, including public schools & private schools, having a curriculum similar to those given in public schools  
schools, specialty training, such as cosmetology, vocation or trade services, not elsewhere classified, where no retail, wholesale, or repair is conducted

### **Business, Professional & Personal Services**

accounting, auditing, or bookkeeping  
administrative or management services  
advertising agencies or representatives  
agencies & offices rendering specialized services not involving retail trade such as real estate, insurance, advertising, architecture, engineering, & accounting and not listed elsewhere  
animal clinics & hospitals; including totally enclosed kennels operated in connection with animal clinics or hospitals  
automobile maintenance and repair (SU)  
automobile parking lots & facilities for permitted uses in the district  
automobile parking (commercial)  
automobile rental or leasing  
automobile washing facilities (SU)  
banks and credit unions  
barber shops  
bus stations  
chiropractors' offices  
clothing alterations or repairs  
communicative facilities, including radio & television broadcasting excluding towers that exceed the heights limits  
computer services  
contractors' offices (no storage)  
convenience food stores  
day spa (including manicures, pedicures, facials, saunas, aromatherapy, skin care, permanent makeup, hairstyling, massage therapy, and product sales)  
dental offices & laboratories  
doctors' offices & laboratories  
drive-in theaters  
dry cleaning & laundry facilities  
employment agencies, personnel agencies  
engineering, architectural, surveying services-  
equipment rental & leasing  
(No vehicles or outdoor items)  
exterminating services  
finance or loan offices  
fraternal organizations  
freezer lockers  
funeral homes  
hair salon  
insurance agencies  
internal service facilities,  
incidental to permitted uses,  
including cafeterias, day care

facilities, snack bars, pharmacies,  
optical stores & similar retail  
activities when conducted solely  
for use of employees, patrons, or  
occasional visitors; provided, such  
activities are within the principal  
building & advertising for it is not  
permitted beyond the premises  
investment houses  
interior decorator  
laundromats  
law offices  
locksmith shops, including repair  
massage therapist  
medical, dental or related offices  
medical or dental laboratories  
mortgage brokers  
motels & hotels (SU)  
nail salon (including manicures and pedicures)  
office, not classified elsewhere (no retail)  
optometrists & ophthalmologists  
photocopying & duplicating services  
photo finishing laboratories  
photography studio  
picture framing shop  
psychologists' offices  
real estate offices  
rehabilitation or counseling services  
service stations (not including truck stops)  
including repairs and the screened  
storage of not more than 5  
inoperable cars (SU)  
shoe repair or shoeshine shops  
signs as regulated by Article IX  
stock, security or commodity brokers  
structures & uses clearly incidental to a  
permitted use  
tanning salons  
tattoo studios  
taxi terminals (SU)  
taxidermists  
theater, indoor  
travel agencies  
utility company offices  
vocational, business, secretarial schools  
watch, clock, jewelry repair shops

### **Retail Trade**

antique shops  
apparel sales  
appliance sales & service

art studios & galleries  
arts & craft sales; similar specialty retail  
auction houses  
automobile & truck dealers;  
    new and used (SU)  
automobile parts & supply store  
bakeries; retail  
bars & nightclubs (SU)  
bicycle sales & repair  
boat dealers; sales & repair (SU)  
book stores  
building supply dealers (SU)  
camera & photography; sales & service  
candy stores  
carpet sales & storage  
clothing shops  
catalogue shops  
computer sales  
dairy products stores  
department & variety stores  
drug stores & pharmacies  
electronic product sales  
fabric or piece goods stores  
farm machinery sales & service (SU)  
farmers' or produce markets  
farm supplies  
floor covering, drapery or upholstery  
florist shop  
furniture sales  
garden centers or retail nurseries  
gift, novelty & souvenir shop  
grocery store  
hardware store  
hobby & toy stores  
homes furnishings, miscellaneous  
jewelry sales & repair  
leather goods sales  
lighting goods sales  
liquor stores  
miscellaneous retail sales  
motorcycle sales & service (SU)  
music stores including instrument repair  
newsstand, magazines  
nightclubs (SU)  
office supply store  
optical goods sales  
paint, glass & wallpaper stores  
pawn shop  
pet stores  
radio & television, stores & repairs  
record, tape, cd stores

restaurants (with drive-through) (SU)  
restaurants (no drive-through) (SU)  
retail sales & service where not  
    classified elsewhere, and where all  
    retail sales & services are conducted  
    within an enclosed building  
service stations, gasoline (no repair)  
shoe sales and/or repair  
shopping centers & malls  
sporting goods stores  
tire dealers & services  
tobacco stores  
video tape rental & sales  
woodworking shops, retail

#### **Wholesale Trade**

market showrooms (furniture, apparel, etc.)

#### **Manufacturing & Industrial Uses**

pottery & related products (SU)  
printing & publishing

#### **Public Works Etc.**

electric transmission distribution poles,  
    towers supporting cable, lines &  
    related appurtenances  
governmental public works facilities,  
    utilities, infrastructure & appurtenances  
natural gas distribution lines & related  
    appurtenances  
sewage collection lines, pump stations  
    & appurtenances  
sewage treatment plants, non-  
    government public (SU)  
telephone & television cable poles,  
    towers supporting cable, lines &  
    related appurtenances  
water distribution lines, booster pumps,  
    storage facilities & appurtenances  
water treatment plants, non-government  
    public (SU)  
wireless telecommunications towers &  
    facilities (SU)

#### **Miscellaneous**

adult oriented business (SU)  
temporary structures associated with  
    permitted uses such as mobile  
    classrooms, temporary facilities while  
    construction is underway, and similar  
    temporary situations for a period

not exceeding one (1) year. The Board of Adjustment may permit, as a special exception, an extension of such permit beyond the one (1) year time period where the Board finds after due notice and public hearing that extenuating circumstances for the particular situation merits extension of the temporary permit.

temporary events & structures

yard sales - limited to 2 two-day events

per year