

Sec. 106-214. - HBD—Highway business district.

Sec. 106-214.1. - Statement of intent.

The HBD Highway Business District has been created to provide and allow a wide variety of commercial and service uses that are typically found along or near major transportation arterials. This district provides a location and development standards for more intensive commercial uses not appropriate for the Downtown (DBD) or Residential (RB) Districts.

(Ord. of 3-14-05(2))

Sec. 106-214.2. - Permitted uses.

(A) The following uses are permitted by right in the HBD Highway Business District, subject to all other applicable requirements contained in this chapter. An asterisk (\*) indicates that the use is subject to additional, modified or more stringent standards as listed in article III, use and design standards.

1. *Agricultural Use Types*

(None)

2. *Residential Use Types*

Home Occupation\*

Manufactured Home, Emergency \*

3. *Civic Use Types*

Assisted Care Residence

Clubs

Cultural Services

Guidance Services

Life Care Facility

Nursing Home

Park and Ride Facility

Post Office

Public Assembly

Public Maintenance and Service Facilities

Public Parks and Recreation Areas

Religious Assembly

Safety Services

4. *Office Use Types*

Financial Institutions

General Offices

Laboratories

Medical Offices/Clinics

5. *Commercial Use Types*

Agricultural Services

Antique Shops

Assembly Hall

Athletic Instruction Services

Automobile Dealership, New \*

Automobile Parts/Supply, Retail

Automobile Rental/Leasing

Automobile Repair Services, Minor  
Business or Trade School  
Business Support Services  
Car Wash  
Commercial Indoor Amusement  
Commercial Indoor Entertainment  
Commercial Indoor Sports and Recreation  
Commercial Outdoor Entertainment  
Commercial Outdoor Sports and Recreation  
Communication Services  
Construction Sales and Services  
Consumer Repair Services  
Convenience Store  
Day Care Center \*  
Equipment Sales and Rental  
Funeral Services  
Garden Center  
Gasoline Station  
Golf Course  
Homestay Inn \*  
Hotel/Motel/Motor Lodge  
Kennel, Commercial  
Laundry  
Personal Improvement Services  
Personal Services  
Recreational Vehicle Sales and Service \*  
Restaurant  
Retail Sales  
Studio, Fine Arts  
Veterinary Hospital/Clinic

6. *Industrial Use Types*

Custom Manufacturing  
Recycling Centers and Stations  
Transportation Terminal

7. *Miscellaneous Use Types*

Outdoor Gathering \*  
Utility Service, Minor

(B) The following uses are permitted by special exception in the HBD Highway Business District, subject to all other applicable requirements contained in this chapter. An asterisk (\*) indicates that the use is subject to additional, modified or more stringent standards as listed in article III, use and design standards.

1. *Agricultural Use Types*

(None)

2. *Residential Use Types*

(None)

3. *Civic Use Types*

Administrative Services  
Cemetery \*

Correction Facilities  
Crises Center  
Educational Facilities, Primary/Secondary  
Halfway House

4. *Office Use Types*

Outpatient Mental Health and Substance Abuse Clinic \*  
Short-Term Lender

5. *Commercial Use Types*

Adult Business \*  
Automobile Dealership, Used \*  
Automobile Repair Services, Major \*  
Dance Hall  
Flea Market  
Hospital  
Manufactured Home Sales \*  
Massage Parlor  
Pawn Shop  
Personal Storage \*  
Truck Stop

6. *Industrial Use Types*

(None)

7. *Miscellaneous Use Types*

Aviation Facility  
Parking Facility, Surface/Structure  
Tower \*  
Utility Service, Major

(Ord. of 3-14-05(2); Ord. of 10-9-06(2); Ord. of 9-13-2010(5); Ord. of 2-7-2013; Ord. of 1-23-2017(2); Ord. of 8-14-2017(1); Ord. of 4-9-2018(3); Ord. of 2-11-2019(1))

Sec. 106-214.3. - Site development regulations.

The following are general development standards for the HBD Highway Business District. For additional, modified or more stringent standards see article III, use and design standards.

(A) *Minimum Lot Requirements.*

1. Area: 7,200 square feet
2. Frontage: 60 feet on a public street

(B) *Minimum Setback Requirements.*

1. Principal Structure:  
Front Yard: 30 feet from street centerline  
Side Yard: No Minimum  
Rear Yard: No Minimum
2. Accessory Structures:

Front Yard: 30 feet from street centerline

Side Yard: No Minimum

Rear Yard: No Minimum

(C) *Maximum Height of Structures.*

1. Principal Structures: 80 feet
2. Accessory Structures: Less than height of principal structure.

(D) *Maximum Building Size.*

1. Principal Structures: No Maximum
2. Accessory Structures: No Maximum

(Ord. of 3-14-05(2))