

## Chapter 16.11 (HS) HIGHWAY SERVICES ZONE.

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### Section 16.11.05 Setback Requirements.

The setback requirements for this zone shall be as follows:

- (1) Front Setback.** All buildings and structures shall be set back at least thirty (30) feet from the highway right-of-way. Fuel pumps shall have a setback of at least fifty (50) feet from any highway right-of-way.
- (2) Side Setback, Interior Lots.** No building shall be located closer than twenty (20) feet to any residential use, and shall be required to provide a wall and/or landscape buffer to screen the commercial use from such residential uses. (See Section 16.21.19 for further regulations.)
- (3) Side Setback, Corner Lots.** Corner lots shall be treated as if they have two front setbacks.
- (4) Rear Setback-Interior Lots.** No building shall be located closer than twenty (20) feet to any residential use boundary lines, and shall be required to provide a wall and/or landscape buffer to screen the commercial use from such residential uses. (See Section 16.21.19 for further regulations.)
- (5) Rear Setback, Corner Lots.** No building shall be located closer than twenty (20) feet to any residential use or thirty (30) feet to any road or highway, and shall be required to provide a wall and/or landscape buffer to screen the commercial use from such residential uses. (See Section 16.21.19 for further regulations.)