

Chapter 16.11 (HS) HIGHWAY SERVICES ZONE.

Section 16.11.11 Other Requirements.

(1) Landscaping. Any portion of the lot not included in the structure or parking areas must be appropriately landscaped. The front landscape strip shall be thirty (30) feet on any side adjacent to a public street. A minimum of ten (10) percent of the overall site shall be landscaped. For specific regulations (See Section 16.21.10).

(2) Refuse and Debris. The entire lot shall be kept free from refuse, debris and waste material. All such refuse, garbage debris and waste material shall be kept in approved containers and stored within a building or enclosed in a sight-obscuring fence or wall of not less than six (6) feet in height. Garbage containers shall not be located within the required front setback (See Section 16.21.15).

(3) Emissions. No dust, noticeable odor, smoke, vibration, intermittent light or noise shall be emitted which is discernible beyond the property boundary lines (See Chapter 16.28).

(4) Storage. All storage and outside activities, except loading and unloading, shall be enclosed within a building or if approved as part of the Conditional Use, within an area that is enclosed with a sight obscuring fence at least six (6) feet and no more than eight (8) feet in height (See Section 16.21.15).

(5) Maintenance. All signs, structures, parking areas, landscaping or other portions of the development that are visible from either an adjoining residential use, or from a major street or highway, shall be kept in good repair and maintenance at all times. Failure to do so may be grounds for refusal to renew any business license or conditional use permit.

(6) Adequate Water. No use may be permitted in this zone unless it is shown that there is an adequate supply of water for the use and for fire protection.

(7) Signs. Any signs or other form of advertising must comply with the sign provisions of this Title. Any signs fronting a state highway shall be monument signs (See Chapter 16.26).

(8) Building Design. Architectural renderings of all buildings shall be required. All facades visible from a public street cannot be metal.

(9) Additional Regulations. See also Chapters 16.21 (Supplementary Development Standards) and 16.27 (Development Standards) for regulations that apply to this zone. In the event of a conflict between these chapters and the regulations contained in this chapter, the regulations of this chapter would control.