

ARTICLE 14
ES EXPRESSWAY SERVICE DISTRICT

SECTION 14.00 INTENT

The ES expressway service districts are designed to provide for servicing the needs of highway traffic at expressway interchange areas. The avoidance of undue congestion on local roads, the promotion of smooth traffic flow at the interchange area, and the protection of adjacent properties in other zones from adverse influences of traffic are prime consideration in the application of this district. The following regulations shall apply to all ES districts, and no building, structure or premises, except as otherwise provided in this section shall be erected, altered, or used except for one or more of the following specified uses. Site plan review, as defined in Article 23, shall be required for, all uses in the ES district.

SECTION 14.01 PERMITTED PRINCIPAL USES

- A. Business Uses.** All principal uses permitted in the B-1 Local and B-2 Community Business Districts.
- B. Service Stations.** Automobile service stations, parking garages and bus passenger stations.
- C. Retail Uses.** Retail establishments to service the needs of the highway traveler, including such facilities as: drugstores, gift shops, restaurants and drive-in restaurants, and convenience stores.
- D. Housing.** Motels, hotels and transient lodging facilities.
- E. Essential Services.** (See Article 23 - site plan review required.)
- F. Public Services.** Publicly-owned buildings and structures.

SECTION 14.02 PERMITTED ACCESSORY USES

Accessory structures and uses customarily incidental to the above permitted uses. See also Section 21.02.

SECTION 14.03 SPECIAL LAND USES

- A. Business Uses.** All special land uses permitted in the B-1 Local and B-2 Community Business Districts.
- B. Storage.** Mini-warehouses in accordance with the provisions of Section 22.05(M).
- C. Uses of the Same Nature or Class.** Uses of the same nature or class as uses listed in this district as either a Principal Use Permitted or a Special Land Use, but not listed elsewhere in this Zoning Ordinance, as determined by the Planning Commission based on the standards of Section 21.44.

SECTION 14.04 GENERAL REQUIREMENTS FOR ALL ES USES

- A. Barriers.** All development shall be physically separated from the local road by a curb and a landscaped strip or berm or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized access ways.
- B. Access Ways.** Each separate use, grouping of buildings or grouping of uses as a part of a single planned development shall not have more than two (2) access ways from a local road. Such access way shall not be located closer than three hundred (300) feet from the point of intersection of an expressway entrance or exit ramp baseline and the local road centerline.

In cases where the ramp baseline and the local road centerline do not intersect, an access way shall not be located closer than three hundred (300) feet from the point of tangency of the ramp baseline and the local road centerline. In those instances where properties fronting on a local road are of such width or are in multiple ownership, and access ways to property cannot be provided in accord with the minimum three hundred (300) feet distance from the intersection of the local road and entrance or exit ramps, a marginal access road shall be provided to service such properties. The access way to a marginal access road shall not be located closer than three hundred (300) feet from the point of intersection or of tangency of the ramp baseline and the local road pavement.

- C. Review of plans.** Site plans for the highway service facilities shall be submitted to and shall be reviewed and approved by the Planning Commission with respect to the above required conditions and such other site relation problems as it deems necessary to assure maximum traffic safety and maximum protection to abutting properties.

SECTION 14.05 REFERENCES TO ADDITIONAL STANDARDS AND REGULATIONS

The following list of references includes additional standards and regulations applicable to any proposed use in this district:

- A. Article 2: Definitions
- B. Article 20: Schedule of Regulations (minimum lot area, lot width, setbacks, max. height, etc.).
- C. Article 21: General Provisions: Regulations for single family dwellings; site condominiums; illegal dwellings; accessory uses, temporary buildings and structures; fences; reception antennae; limitations on clearing and grading site, etc.
- D. Article 23: Site Plan Review and Project Evaluation Report
- E. Article 24: Private Road and Shared Private Driveway Standards
- F. Article 25: Off-Street Parking and Loading Regulations
- G. Article 27: Outdoor Advertising and Sign Regulations
- H. Ord. 16: Subdivision Control Ordinance
- I. Ord. 25: Land Division Ordinance