



# HWY–Highway Corridor and Interchange Overlay District

## **Purpose Statement:** [\[17.303.01\]](#)

The Highway Corridor and Interchange Overlay District is intended to promote highway safety by protecting the traffic carrying capacity of divided highways through access controls to the intersecting roads and the orderly development of adjacent lands much of which will be related to the particular corridor and interchange. Commercial and industrial uses shall be restricted to interchange areas only while agriculture and some limited residential development may be permitted where access is via an at grade intersection.

## **ABROGATION AND GREATER RESTRICTIONS** [\[17.303.02\]](#)

When the Highway Corridor and Interchange Overlay District and the underlying zoning district regulations conflict, the most restrictive combination of regulations shall prevail.

## **Access Control** [\[17.303.03\]](#)

- A. **Access Control.** Access from abutting property to an intersecting highway shall be permitted only at designated access points, which shall be located as follows:
1. There shall be no access points located within 1,000 feet of the most remote end of an on or off ramp. A lesser distance may be permitted by the Board of Adjustment upon prior written approval by a designated representative of the agency having jurisdiction over such highway.
  2. To avoid dangerous jogs in alignment, permitted access points along opposite sides of intersecting highways shall be located with or directly opposite each other, or directly opposite a median strip crossover, or separated by no less than 300 feet of lateral distance along the highway.
  3. Each building or group of contiguous buildings shall have not more than 2 access points to the abutting road, and no such access point shall exceed 35 feet in width at the property line. In order to reduce the number of such entrances and promote the safety of travel upon the abutting road, wherever practicable buildings groups of buildings shall use entrances in common.
  4. The intervals between permitted entrances onto a road shall be closed to vehicular access by a curb, drainage ditch, planting strip or equally effective barrier.
- B. **Temporary Access.** The access requirements may be temporarily waived subject to the following conditions:
1. A temporary access permit may be obtained from the Board of Adjustment for a period of one year, providing the applicant has obtained approval in writing for such a temporary permit from the agency having jurisdiction over the highway.
  2. Use of access shall be limited to the use described in the application for the temporary access permit.
  3. This access permit shall be temporary in nature and may be revoked upon the provision of a frontage road or other internal circulation system which would provide a reasonable alternate means of access.