

Chapter 27.41

H-2 HIGHWAY BUSINESS DISTRICT

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This is a district for a redeveloping area intended to provide business and services oriented to major arterial streets. It provides for those uses usually found in neighborhood business areas, plus a limited number of additional uses, such as auto repair garages, mini-warehouses, and auto sales.

27.41.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the H-2 Highway Business District. (Ord. 12571 §182; May 8, 1979).

27.41.020 Permitted Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in [Chapter 27.06](#) as a permitted use in the H-2 Highway Business District. (Ord. 19733 §24; June 25, 2012: prior Ord. 19608 §6; September 12, 2011: Ord. 19566 §1; June 27, 2011: Ord. 19190 §2; December 15, 2008: Ord. 19158 §39; October 20, 2008: Ord. 17362 §1; June 29, 1998: Ord. 16854 §34; August 14, 1995: Ord. 16144 §7; July 6, 1992: Ord. 14185 §9; September 3, 1985: Ord. 13736 §5; December 12, 1983: Ord. 12571 §183; May 8, 1979).

27.41.030 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in [Chapter 27.06](#) as a permitted conditional use in the H-2 Highway Business District in conformance with the [Chapter 27.62](#) conditions of approval for such use. (Ord. 19733 §24; June 25, 2012: prior Ord. 19566 §2; June 27, 2011: Ord. 19139 §1; September 15, 2008: Ord. 18977 §6; August 20, 2007: Ord. 18928 §14; June 4, 2007: Ord. 17979 §2; April 1, 2002: Ord. 16926 §4; February 5, 1996: Ord. 16854 §35; August 14, 1995: Ord. 14185 §10; September 3, 1985: Ord. 13700 §1; September 26, 1983: Ord. 13344 §4; March 29, 1982: Ord. 12571 §184; May 8, 1979).

27.41.040 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the H-2 Highway Business District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of [Chapter 27.63](#). (Ord. 19733 §24; June 25, 2012: prior Ord. 19436 §1; August 23, 2010: Ord. 19224 §6; March 16, 2009: Ord. 19158 §40; October 20, 2008: Ord. 18928 §15; June 4, 2007: Ord. 17979 §3; April 1, 2002: Ord. 17731 §6; September 25, 2000: Ord. 17265 §3; October 20, 1997: Ord. 16593 §6; April 11, 1994: Ord. 14780 §15; November 2, 1987: Ord. 14378 §13; May 5, 1986: Ord. 13745 §4; January 3, 1984: Ord. 13588 §15; May 9, 1983: Ord. 12978 §20; August 25, 1980: Ord. 12894 §20; April 7, 1980: Ord. 12571 §185; May 8, 1979).

27.41.050 Accessory Uses.

Accessory uses permitted in the H-2 Highway Business District are accessory buildings and uses customarily incident to any of the permitted uses. (Ord. 19733 §24; June 25, 2012: prior Ord. 12571 §186; May 8, 1979).

27.41.060 Parking Regulations.

All parking within the H-2 Highway Business District shall be regulated in conformance with the provisions of [Chapter 27.67](#). (Ord. 12571 §187; May 8, 1979).

27.41.065 Pedestrian Circulation Regulations.

Construction of on-site pedestrian circulation sidewalk systems shall be regulated in conformance with the provisions of [Section 27.81.010](#). (Ord. 18687 §14; March 20, 2006).

27.41.070 Sign Regulations.

Signs within the H-2 Highway Business District shall be regulated in conformance with the provisions of [Chapter 27.69](#). (Ord. 12571 §188; May 8, 1979).

27.41.075 Grading and Land Disturbance Regulations.

Grading and land disturbance within the H-2 Highway Business District shall be regulated in conformance with the provisions of [Chapter 27.81](#). (Ord. 17618 §22; February 22, 2000.)

27.41.080 Height and Area Regulations.

The maximum height and minimum lot requirements within the H-2 Highway Business District shall be regulated in conformance with the requirements in [Chapter 27.72](#). (Ord. 19733 §24; June 25, 2012: prior Ord. 19030 §2; December 17, 2007: Ord. 18687 §15; March 20, 2006; Ord. 12751 §19; November 5, 1979: Ord. 12571 §189; May 8, 1979).