

**3-17 INTERSTATE AND HIGHWAY OVERLAY ZONE (IH-O)**

**A. INTENT**

This Overlay Zone regulates the land adjacent to and surrounding interstates and highways in Hardin County by guiding the placement of structures, signs, display areas, parking, green space and outdoor storage areas. In addition to the above limitations, this Overlay when and where applied prohibits the establishment of specific business uses that have been determined to be detrimental to the viability of these areas. An example of this Overlay can be found in Figure 5 (Pg. 9) of the Industrial Element of the Comprehensive Plan.

The purpose of this Overlay is to:

- 1) Protect the safety of the traveling public by limiting the distractions to the traveling public;
- 2) Preserve the physical appearance and integrity of the Interstates and Highways in Hardin County;
- 3) Protect and preserve the economic, commercial, industrial or residential integrity of the overlay area by limiting businesses which might be detrimental to the economic viability of the area; and to
- 4) Allow for the efficient, effective and attractive use of the limited resource that is land located at strategic interchanges in Hardin County.

**B. USES FOR THE ZONE**

The Permitted, Accessory and Conditional Uses for lots and structures in the underlying zoning apply provided that they are not identified as a Prohibited Use as outlined for this Overlay Zone.

**C. DIMENSION AND AREA REGULATIONS**

The regulations on the dimensions and area for lots and yards are set forth as in the underlying zoning provided that they can meet the regulations as outlined for this Overlay Zone.

The following standards govern the green space and building setbacks that apply in this Overlay Zone:

- 1) There is a one hundred (100') foot Green Space from the right of way line adjacent to Interstates; and
- 2) There is a one hundred and fifty (150') foot Building Setback from the right of way line of Interstates;
- 3) Reductions to Green Space and Building Setback:
  - a. The Building Setback may be reduced to one hundred (100') feet from the right of way line of Interstates with the setback area containing one (1) of the following:
    1. Two (2) canopy/shade trees for each fifty (50) linear feet of interstate frontage and shall be at least one and one-half (1 ½) inches to two (2) inches in caliper

size and eight (8) to ten (10) feet in height at time of planting OR

2. Two (2) understory/flowering trees for each twenty-five (25) linear feet of interstate frontage and shall be at least one and one-half (1 ½) inches to two (2) inches in caliper size and six (6) to eight (8) feet in height at time of planting, OR
3. An approved mixture of canopy/shade or understory/flowering trees in ratios as set out above may be used after consultation with the designee of the Commission.

b. The Green Space and the Building Setback may be reduced to seventy (70') feet from the right of way line of Interstates with the addition of the following, in combination with the landscaping set out in DGS Section [3-17 C. 3) a.1-3]:

1. An earthen berm having a four-foot minimum height and a three-to-one (3:1) maximum slope, with a six-foot minimum width at the crown. The berm height shall be a minimum of four-foot above the grade of pavement at the interstate, AND
2. Two staggered rows of evergreen trees must be planted atop the earthen berm twenty (20) feet on center and five (5) feet in height at time of planting.

**D. PROHIBITED USES**

The following uses and uses of a substantially similar nature and with similar incidents of operation as documented and determined by the Director of these regulations are prohibited in the Interstate and Highway Overlay Zone (IH-O):

- 1) Asphalt Manufacturing;
- 2) Blast furnaces, Metal Smelting, Ore or Metal Reducing;
- 3) Crushed Stone, Sand, Gravel Operations;
- 4) Junk Yard;
- 5) Livestock Auction and/or Stock Yard;
- 6) Petroleum Production, Refining and/or Storage;
- 7) Ready Mix and/or Concrete Plant;
- 8) Saw Mills;
- 9) Scrap Metal;
- 10) Sexually Oriented Business; and
- 11) Slaughter House

**ADDITIONAL STANDARDS THAT MAY APPLY**

Development Requirements, Pg. 70  
Parking Standards, Pg. 89  
Signage Standards, Pg. 97  
Landscaping Standards, Pg. 103

Lighting Standards, Pg. 105  
Building and Electric Permits, Pg. 117  
Special Provisions, Pg. 143  
• OUTDOOR STORAGE AND DISPLAY, Pg. 147  
• REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148