

## CHAPTER 19

### TRAVEL INFLUENCE DISTRICT T

#### Section

#### 19-1. Purpose.

#### 19-2. Location and use.

#### 19-3. Permitted uses.

#### 19-4. Conditional uses.

#### 19-5. Special provisions.

#### 19-6. Area, width, frontage, yard, coverage, and height regulations.

#### height regulations.

Regulations shall be the same as required for the underlying, regular district, except as they may be modified by conditional use permit.

(Ord.2005-30, 11/22/05)

#### 19-1. Purpose.

To encourage and require land uses and density of uses adjacent to freeways, freeway interchanges, and freeway approach routes which will facilitate free and unimpeded traffic flow to and from such freeways, will allow reasonable and harmonious uses on such adjacent lands, and will insure attractive and orderly views of adjacent developments from freeways and their approach zones. Among other requirements, visual images are deemed critical to the freeway drivers' safety, convenience, and comfort and are, therefore, to be reviewed and controlled by the planning commission. (Ord.2005-30, 11/22/05)

#### 19-2. Application.

The Travel Influence District "T" is an over-lay district which fits over the regular district applied to the land extending for 1,000 feet on each side of freeway right-of-way lines; and for 300 feet on each side of freeway approach street or right-of-way lines for a distance of 2,000 feet from the beginning of freeway interchange ramps, or as such T District boundaries are shown on the zoning map. (Ord.2005-30, 11/22/05)

#### 19-3. Permitted uses.

All uses require conditional use permits. (Ord.2005-30, 11/22/05)

#### 19-4. Conditional uses.

Any uses allowed in the regular underlying district are permitted, subject to the granting of a conditional use permit. (Ord.2005-30, 11/22/05)

#### 19-5. Special provisions.

All conditional use permit applications shall be submitted to the planning commission for review. The planning commission may apply such conditions to the granting of a permit and will effectuate the purposes outlined in Chapter 7 of these ordinances, and may revoke permits if the required conditions are not met.

#### 19-6. Area, width, frontage, yard, coverage, and