

**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 building, green space and setbacks that apply in this Overlay Zone:

- 1) There is a one hundred (100') foot Green Space Setback from the right of way line adjacent to Interstates. This one hundred (100') feet Green Space Setback shall be reduced to match the approved reduction in the building limitation outlined in Section 3-17(C) (2) resulting from the installation of a landscaping buffer approved by the Hardin County Planning Commission to screen the view of structures built less than one hundred and fifty (150) feet from the right-of-way line of the interstate; and
- 2) All buildings are limited to one hundred and fifty (150') feet from the right of way line of Interstates. This limitation may be reduced to an amount between seventy (70') and one hundred (100') feet with the installation of a landscaping buffer as illustrated on a

**DEVELOPMENT GUIDANCE SYSTEM**

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Development Plan and approved by the Hardin County Planning Commission to screen the view of structures built less than one hundred and fifty (150) feet from the right-of-way line of the interstate.

**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