

Chapter 17.56

H-1 HIGHWAY SERVICE ZONE

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17.56.010 Objectives and characteristics of the zone

A. The H-1 highway service zone covers a portion of the city which is primarily suited for commercial and service uses to serve the traveling public. The objectives in establishing this zone are to promote the economic well being of the people of Willcox through increased employment in retail services, to increase the tax base, and to provide services to travelers and truckers who use the freeway, as well as to residents of the area.

B. This zone is characterized by restful surroundings in which the buildings and structures are situated among lawns, trees, and other plantings, and where the traveling public can find rest, comfort, and necessary services.

C. In order to accomplish the objectives and purposes of this title and to stabilize and protect the essential characteristics of this zone, the following regulations in this chapter shall apply in the H-1 highway service zone. (Prior code §17.56.010)

17.56.020 Use requirements

The following buildings, structures, and uses of land shall be permitted in the H-1 highway service zone upon compliance with requirements as set forth in this title:

- A. Automobile filling stations, cafes, motels, drive-ins (food service), garages, and any other uses permitted in the CC-1 central commercial zone;
- B. Accessory signs and bulletin boards;
- C. Billboards;
- D. Art and curio shops, public and private museums;
- E. Fences, walls, reservoirs, and dams;
- F. Public parks and playgrounds;
- G. Caretakers' dwellings;
- H. Gas, oil, and water wells;
- I. Dental and medical offices, hospitals;
- J. Travel trailer courts subject to regulations and conditions set forth in Sections 17.88.010 through 17.88.020 of this title;
- K. Other uses ruled by the board of adjustments to be similar to uses specifically permitted in the zone and which will harmonize with the objectives and characteristics of the H-1 highway service zone. (Prior code §17.56.020)

17.56.030 Other requirements.

A. Requirements and restrictions pertaining to area and width of lots, and the location of buildings and structures, the size of yards and open space, the height and size of buildings, and the percentage of the lot that may be occupied shall be as set forth in Section 17.84.010 of this title pertaining to the H-1 zone.

B. See also supplementary requirements and procedures applicable within zones. (Prior code §17.56.030)