ARTICLE 700
"H-I" HIGHWAY INTERCHANGE DISTRICT

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700.01 PURPOSE

It is the intent of the H-I Highway Interchange District to provide for a wide range of commercial uses, whose nature of business attracts high volumes of vehicular traffic and that which requires convenient automobile and truck access in relation to highway and limited access thoroughfare interchanges.

700.02 PERMITTED PRINCIPAL USES *(Amended 02-10-26)*

Principal uses shall be limited to the following:

A. Automobile Service Station.

B. Family Restaurant.

C. Fast Food Restaurants.

D. Hotel/Motel.

E. Medical Cannabis Dispensaries

F. Mixed Uses.

G. Restaurants.

H. Retail Business.

I. Truck Stop.

J. Warehousing.

700.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.

B. Detached Garage, Carport, Storage Building.

C. Drive Through.

D. Private Recreational Facility.

E. Satellite Dish.

F. Signs.

700.04 SPECIAL PERMIT USES *(Amended 02-10-26)*

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

A. Automobile Repair; Including Body and Paint Work.

B. Cemetery.

C. Public Utility Building.

D. Oil and Gas Operation, Exploration and Production; see *Article 1700.*

E. Truck Terminal.

700.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the "H-I" Highway Interchange District.

H-I Highway Interchange District	
Minimum Lot Area	▪ None
Minimum Lot Width at Building Setback Line	▪ 100 feet
Maximum Lot Coverage	▪ 90% Impervious Surface Coverage
Maximum Height	▪ 45 Feet ▪ 25 feet for accessory structures.
Minimum Front Yard Setback	▪ 20 Feet
Minimum Side Yard Setback	▪ 10 Feet ▪ 5 Feet Accessory Use
Minimum Rear Yard Setback	▪ 20 Feet Principal Use ▪ 5 Feet Accessory Use

B. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

C. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

D. Signage

Article 1400 shall regulate signage.

E. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

700.06 STORM DRAINAGE MANAGEMENT *(Amended 10-11-22)*

1. Private Property owners are responsible for storm drainage flowing through their property.

2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.

3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.

4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.

5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.