

## ARTICLE XII

### HSC HIGHWAY SERVICE COMMERCIAL DISTRICT

#### SECTION 12.01 PURPOSE

The highway service commercial district is designed to provide for servicing the needs of highway traffic at the interchange areas of public roads and highways facilities. The avoidance of undue congestion on public roads, the promotion of smooth traffic flow at the interchange area and on the highway, and the protection of adjacent properties in other districts from the adverse influences of traffic are prime considerations in the location of the district.

#### SECTION 12.02 PERMITTED PRINCIPAL USES

The following uses are permitted as long as they are conducted completely within a building, except as otherwise provided for specific uses: *[list amended 1999]*

Battery and ignition shops

Building supply and hardware stores

Emergency facilities related to highway travellers

Equipment rental, sales and service shops

Freight transfer facilities

Laundries and dry cleaners

Public transportation passenger stations

Marine sales and service businesses

Mechanical equipment rental and service shops

Parking garages and parking areas.

Radiator repair shops

Retail and service establishments providing foods and services which are directly needed by highway travellers

Tire sales, re-treading and repair shops

Transient lodging facilities, including motels and hotels

Vehicle rental and sales establishments

Vehicle service and repair stations for automobiles, trucks busses and trailers

Welding shops

**SECTION 12.03 PERMITTED PRINCIPAL SPECIAL USES WITH CONDITIONS**

The following uses are permitted as long as they are conducted completely within a building, except as otherwise provided for specific uses, and located in the District so as not to interfere with or interrupt the pattern of development of the “Permitted Principal Uses” in Section 12.02 and shall further meet the requirements of Article XV, “Special Uses”:

- A. Recreation and sports buildings.
- B. Recreation and sports areas, if areas are completely enclosed with fences, walls or berms with controlled entrances and exits.

**SECTION 12.04 PERMITTED ACCESSORY USES**

- A. Normal accessory uses to all “Permitted Accessory Uses.”
- B. Normal accessory uses to all “Permitted Principal Special Uses.”

**SECTION 12.05 PERMITTED ACCESSORY USES WITH CONDITIONS**

Swimming pools for use as a part of a Highway Commercial District Use shall be in conformance with the provisions of Section 18.20.

**SECTION 12.06 REQUIRED CONDITIONS OF ALL DISTRICT USES**

All principal and accessory uses in this District shall be required to meet the following conditions, except as otherwise specified for specific uses:

- A. **BARRIERS:** All development shall be physically separated from public road by a curb and planting strip or other suitable barrier. Such barrier shall effectively prevent unchanneled vehicle ingress or egress except by approved accessways.
- B. **ACCESSWAYS:** Each separate use, grouping of buildings or groupings of uses as a part of a single planned development shall not have more than two (2) accessways from a public road. Such accessway shall not be located closer than 300 feet to the point of intersection of an interstate highway entrance or exit ramp baseline and the public road centerline do not intersect, no accessway shall be located closer than 300 feet from the point of tangency of the interstate highway ramp baseline and the public road centerline. In those instances where properties

fronting on a public road are of such width or were in multiple ownership, and the accessways to property cannot be provided in accord with the minimum 300 foot distance from the intersection of the public road or entrance or exit ramps of an interstate highway, a frontage access road shall be provided to service such properties.

**SECTION 12.07 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE**

- A. LOT AREA: Minimum of one (1) acre, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewerage and treatment system, in which use the lot or parcel may have a minimum area of 10,000 square feet. Highway Service Uses shall meet the requirements of Article XV, “Special Uses” for a collective grouping of two (2) or more of the principal uses permitted in this District.
- B. LOT WIDTH: On roadways specified in Section 18.41 the minimum lot width shall be three hundred thirty (330) feet of actual road frontage, except where an easement is dedicated for a frontage road to serve the lot. If the lot is served by a dedicated frontage road, the minimum lot width shall be one hundred fifty (150) feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 80 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel. *[amended 2000]*
- C. LOT COVERAGE: Maximum of 75%.
- D. YARD AND SETBACK REQUIREMENTS:
  - 1. FRONT YARD: Minimum from all road right-of-way lines as specified in Section 18.21, or as specified in the Master Plan for Roads and Highways, whichever is the greater.
  - 2. SIDE YARDS: Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards, or a minimum as specified in Section 18.41, if the side yard abuts road or highway right-of-ways, or as specified in the Master Plan for Roads and Highways, whichever is the greater.
  - 3. REAR YARD: Minimum of fifty (50) feet.
- E. HEIGHT LIMITATIONS: Maximum of two (2) stories or thirty-five (35) feet, except that a detached accessory structure shall not exceed 20 feet.

**SECTION 12.08 LOCATION AND SITE DEVELOPMENT REQUIREMENTS**

- A. The site shall have at least one (1) property line abutting either: (1) a major road or highway arterial, as defined in the Master Plan, upon which it fronts and from

which it has the most direct vehicular access by means of a frontage access road, as specified in Section 18.26; or (2) an approved private road connecting directly to a major road or highway arterial. *[amended 2000]*

- B. All vehicular ingress and egress shall be from a frontage access road located parallel and adjacent to the major road or highway arterial upon which it fronts and has its most direct vehicular access, in accordance with Section 18.26, or to an approved private road connecting directly to a major road or highway arterial as defined in the Master Plan. *[amended 2000]*
- C. The outdoor storage of goods, materials, trash, or garbage is not permitted, except as provided in Section 18.23 and 18.30.