

ARTICLE 17: HS HIGHWAY SERVICE DISTRICT

17.1 Intent:

The HS District is intended to provide for the automobile service and drive-in needs of local and interstate traffic. It is intended that service stations, motels, restaurants, and other associated uses will be situated in compact, attractive, and well-designed areas strategically located on primary highways, with ample provision for off-street parking and safe access to and from adjacent thoroughfares. Furthermore, it is intended that commercial businesses sell primarily new merchandise or bona fide antiques, with the exception of used auto sales lots.

17.2 Principal Permitted Buildings/Structures and Uses:

The following buildings/structures and uses are permitted in the HS District.

- A. Motels and hotels, provided that one (1) off-street parking space is provided for each unit.
- B. Automobile filling and service stations and repair or service shops.
- C. Restaurants, including drive-through eating establishments, but excluding entertainment activities.
- D. Gift shops.
- E. Automobile sales lots and sales and service centers.
- F. Fire and rescue services.

17.3 Accessory Permitted Buildings/Structures and Uses:

The following accessory buildings/structures and uses are permitted in the HS District.

- A. Those buildings/structures and uses customarily accessory and incidental to any principal use of the HS District.
- B. Parking, in accordance with Article 23, except where otherwise expressly stated in this Article.
- C. Fences, in accordance with Section 5.10.
- D. Signs, in accordance with Article 22.
- E. A. Solar Collection Systems, in accordance with Section 21.12.
- F. B. Solar arrays, in accordance with Section 21.13.

(Ord. 487)

17.4 Special Exceptions:

The following buildings, structures or uses are permitted in the HS District with Board of Appeals approval only. Conditions of approval may be imposed by the Board of Appeals.

- A. Any use as determined by the Board of Appeals to be of the same general character as the principal permitted uses of the HS District.

17.5 Height Restrictions:

No building or structure in the HS District shall exceed forty feet (40') in height, except as provided by Section 21.3(C).

17.6 Lot Area, Width, and Setback Requirements of the HS District

PRINCIPAL PERMITTED AND SPECIAL EXCEPTION USES	MINIMUM LOT AREA	MINIMUM LOT AREA PER DWELLING UNIT OR USE (SQ. FT.)	MINIMUM LOT WIDTH (FT.)	FRONT YARD* SETBACK (FT.)	REAR YARD SETBACK (FT.)	SIDE YARD** SETBACK (FT.)	OTHER SETBACK REQUIREMENTS
Motels and hotels	2 acres	1,200	300	25	40	20	
All others				25	40	20	

*As measured from the lot line (does not include a portion of the R.O.W.).

**Corner lots shall provide two front yards and one side yard.