

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]*

- A. Battery and ignition shops
- B. Building supply and hardware stores
- C. Emergency facilities related to highway travellers
- D. Equipment rental, sales and service shops
- E. Freight transfer facilities
- F. Laundries and dry cleaners
- G. Public transportation passenger stations
- H. Marine sales and service businesses
- I. Mechanical equipment rental and service shops
- J. Parking garages and parking areas.
- K. Radiator repair shops
- L. Retail & service establishments providing foods and services which are directly
 needed by highway travellers
- M. Tire sales, re-treading and repair shops

- N. Transient lodging facilities, including motels and hotels
- O. Vehicle rental and sales establishments
- P. Vehicle service and repair stations for automobiles, trucks busses and trailers
- Q. 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.
- C. Shopping Centers
- D. Communications towers
- E. Race tracks (including midget auto, karting, horse, and snow mobile)
- F. Sports facilities, public & private, including golf courses, ball fields, courts & diamonds
- G. Temporary transient amusement enterprises
- H. Public buildings

SECTION 12.07 DIMENSIONAL REQUIREMENTS
(chart amended 2023)

Minimum Lot Area With public sewer and water Without public sewer and water	10,000 square feet 1 acre
Minimum Lot Width M-43, M-140, or Phoenix (CR388) M-43, M-140, or Phoenix (CR 388) - frontage access road or service drive per 18.26 All other roads	330 feet 66 feet, with public water and sewer 150 feet, without public water and sewer 80 feet, with public water and sewer 150 feet, without public water and sewer
Minimum Front Yard M-43, M-140, Phoenix (CR 388) Blue Star Hwy, Ruggles Road all other roads	50 feet from the right-of-way line 110 feet from centerline 35 feet from the right-of-way line
Minimum Side Yards	10 feet min for one side and a total of 25 feet for both sides 15 feet each side, accessory buildings
Minimum Rear Yard	50 feet 15 feet, accessory building Corner lots do not have a rear yard
Minimum Waterfront Yard	50 feet from the shore of a lake or pond, or centerline of a stream, but not within a Flood Hazard Area except as provided by law.
Height Limit All structures are subject to Article XIVA Airport Overlay Zone	35 feet Accessory buildings – 35 feet
Maximum Lot Coverage	75%

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.