

Chapter 16 - HS - HIGHWAY SERVICE COMMERCIAL

SEC. 16.1 PURPOSE

SEC. 16.2 PERMITTED USES

SEC. 16.3 USES REQUIRING SPECIAL LAND USE APPROVAL

SEC. 16.4 DISTRICT REGULATIONS

SEC. 16.5 SIGNS

SEC. 16.6 OFF-STREET PARKING

SEC. 16.7 OFF-STREET LOADING

Sec. 16.1 *PURPOSE.*

This District is intended to provide an appropriate location for commercial and business enterprises which primarily serve the motoring public. These uses are thus encouraged to locate near major highways and interchange areas where their heavy traffic and other characteristics will not prove detrimental or incompatible.

Sec. 16.2 *PERMITTED USES.*

Land and/or buildings in this District may be used for the following purposes by right, PROVIDED, that where applicable, the design standards defined in Chapter XX for these specific uses shall apply.

- (A) Any permitted use in the CS District.
- (B) Vehicle service stations and wash establishments.
- (C) Hotels and motels.
- (D) Drive-in businesses including restaurants, banks, dry cleaning pick-up stations and other similar uses.

Sec. 16.3 *USES REQUIRING SPECIAL LAND USE APPROVAL.*

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

- (A) Commercial recreation facilities such as indoor theaters, bowling alleys, indoor skating rinks, billiard parlors or similar uses.
- (B) Vehicle repair establishments when all activities are conducted within a wholly enclosed building.
- (C) Drive-in theaters.
- (D) Building supply and equipment establishments.
- (E) Veterinary hospitals, clinics, and kennels.
- (F) Greenhouses and plant nurseries selling retail.
- (G) Par 3 golf course, miniature golf, driving ranges and similar outdoor recreation uses.
- (H) Open air businesses.
- (I) Hospitals.
- (J) Amusement parks.
- (K) Municipal buildings and service installations.

- (L) Any business or use permitted by right or by special land use approval in the HS Commercial district and having or providing more than two electronic games.
- (M) Commercial soil removal.
- (N) Mini-storage garages.
- (O) Sexually oriented businesses (revised 6-23-03).
- (P) Commercial Enterprises producing merchandise on the premises to be sold at retail and/or wholesale.
- (Q) Commercial radio and television and wireless communication towers. (Revised November 1997)
- (R) Daycare center (revised 2-22-10)

Sec. 16.4 *DISTRICT REGULATIONS.*

As required in Chapter XXIV.

Sec. 16.5 *SIGNS.*

As provided in Chapter XXV.

Sec. 16.6 *OFF-STREET PARKING.*

Requirements for an allowed use shall be determined from the "Table of Off-Street Parking Requirements" in Chapter XXVI, Section 26.8.

Sec. 16.7 *OFF-STREET LOADING.*

As required in Chapter XXVI, Section 26.10.