

**§25 HIGHWAY SERVICE DISTRICT (HSD) Revised 04-08-11**

**25-1 Purpose**

The purpose of the Highway Service District is to provide suitable locations for general commercial, automobile and drive-in type establishments which serve the needs of motorists. These service areas will be limited in number, size and location.

**25-2 Permitted Uses**

In a Highway Service District, no land, building or structure shall be used and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations, except for one (1) or more of the following uses:

**25-2.1 Principal Uses**

- 25-2.1.1 Any use permitted in a Residence AAA District, subject to the same approvals and conditions specified in §11-2, herein.
- 25-2.1.2 The following additional uses are permitted subject to Site Plan approval in accordance with §43, herein.
  - (a) Any use permitted in a General Business District.
  - (b) Gasoline filling stations, automobile service establishment, motor vehicle repair garages, any lot, establishment, agency or dealer for new, rental or used motor vehicles, automobiles, motorcycles, trucks, mobile homes, trailers, campers, boats and farm or other heavy equipment. All parking and storage of vehicles shall be on the lot.
  - (c) Motels, hotels or motor inns.
  - (d) Restaurants and Drive-in Restaurants.

**25-2.2 Special Permit Uses**

The following uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 25-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 25-2.2.2 Bowling alleys, skating rinks, golf driving ranges, paddle tennis courts, tennis courts and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.
- 25-2.2.3 Indoor & Outdoor Commercial Recreational & Entertainment Uses.
- 25-2.2.4 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 25-2.2.5 Private Occupational Schools.

**25-2.3 Accessory Uses**

- 25-2.3.1 Uses customarily accessory to the permitted principal use including the manufacturing, processing or assembly of goods which is incidental to the conduct of a retail business conducted on the premises, subject to the provisions of §32-7, herein.
- 25-2.3.2 Outdoor storage and display is permitted in accordance with §32-6, herein.
- 25-2.3.3 Game Rooms, subject to the following conditions:
  - (a) That a Zoning Permit be obtained from the Zoning Enforcement Officer.
  - (b) The number of coin operated amusement devices shall be limited to not more than 3 per lot.
  - (c) The hours of operation of said game room shall not exceed those of the principle use, but in no case shall the hours of operation extend beyond 11:00 P.M., except in establishments with liquor license for on-premise consumption.
- 25-2.3.4 One dwelling unit per lot to be occupied by a gatekeeper, caretaker or maintenance person.
- 25-2.3.5 Outdoor Eating Areas for Restaurants and Retail Food Establishments subject to an annual Zoning Permit approval pursuant to §5 and §32-20 Outdoor Eating Areas.

**25-3 Lot Area (See Definition)**

Each lot shall have a minimum area of one-half (1/2) acre (21,780 square feet) and shall be of such shape that a square with one hundred (100) feet on each side will fit on the lot.

**25-4 Setbacks (See §31-4 through §31-8, also.)**

No principal building, structure or use shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, fifteen (15) feet from any side lot line, and twenty-five (25) feet from any rear lot line or Residential District Boundary Line. No accessory building or structure shall extend closer than thirty (30) feet from any front lot line or Residential District Boundary Line, and fifteen (15) feet from the side and rear lot lines.

**25-4.1 Building Spacing**

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls, or corners of any principal and/or accessory buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

**25-5 Height**

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

**25-6 Coverage (See Definition)**

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within the HSD.

**25-7 Building Area**

No mandatory requirement.

**25-8 Floor Area**

**25-8.1 Maximum**

No one building shall exceed 10,000 square feet of gross interior floor area.

**25-8.2 FAR (see definitions)**

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the Highway Service District (HSD) Zone. Floor area used for parking and loading shall be excluded from the FAR.

**25-9 Architectural Design**

Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.

**25-10 Signs**

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

**25-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

**25-12 Landscaping, Screening and Buffer Areas**

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.

**25-13 Drive-In Spacing Requirement**

No lot shall be used for a drive-in restaurant if such lot is located within a radius of 500 feet from any other lot used for drive-in restaurant.