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ARTICLE 13

HS - HIGHWAY SERVICE COMMERCIAL DISTRICT

SECTION 13.01 PURPOSE:

THIS DISTRICT IS ESTABLISHED FOR THE ACCOMMODATION OF THOSE VARIOUS RETAIL, SERVICE AND TERMINAL ACTIVITIES WHICH CATER PRIMARILY TO THE TRAVELING PUBLIC. THE PROVISIONS OF THIS DISTRICT ARE DESIGNED TO PERMIT AND ENCOURAGE THE DEVELOPMENT OF SERVICE CENTERS WHICH ARE TYPICALLY LOCATED ALONG MAJOR HIGHWAYS, NEAR THE INTERSECTIONS OF MAJOR ROUTES, AND ADJACENT TO HIGHWAY INTERCHANGES, AND WHICH PROVIDE THE NECESSARY GOODS AND SERVICES FOR THE PRIVATE AND COMMERCIAL TRAFFIC ALONG SUCH ROUTES, AND AT THE SAME TIME TO DISCOURAGE THE DISPERSION OF SUCH ACTIVITIES ON INDIVIDUAL SITES THROUGHOUT THE TOWNSHIP. THESE AREAS WILL TYPICALLY NOT BE SERVED BY PUBLIC WATER SERVICE UTILITIES; THUS LARGE LOT AREAS AND YARDS WILL BE REQUIRED IN ORDER TO PROVIDE FOR ON-SITE WATER AND SEWERAGE FACILITIES, TO MAINTAIN THE OPEN CHARACTER OF SUCH AREAS, TO KEEP INTERFERENCE WITH THROUGH TRAFFIC AT A MINIMUM, AND TO ALLOW FOR INCREASED FUTURE TRAFFIC VOLUMES AND POSSIBLE FUTURE EXPANSION OF SUCH ROUTES.

SECTION 13.02 PERMITTED USES:

THE FOLLOWING BUILDINGS AND STRUCTURES, AND USES OF PARCELS, LOTS, BUILDINGS AND STRUCTURES ARE PERMITTED IN THIS DISTRICT:

- A.** RETAIL ESTABLISHMENTS SELLING PRINCIPALLY NEW MERCHANDISE OR FOODSTUFFS.
- B.** PERSONAL AND BUSINESS SERVICES.
- C.** DRIVE-IN AND AUTOMOBILE ORIENTED ESTABLISHMENTS SIMILAR IN CHARACTER TO DRIVE-IN RESTAURANTS, CAFES AND BANKS, BUT NOT INCLUDING AUTO-WASHES AND DRIVE-IN THEATERS.
- D.** FOOD AND GARDEN STORES, NURSERY STOCK SALES AND GREENHOUSES.
- E.** GASOLINE SERVICE STATIONS PROVIDED THAT THE FOLLOWING REQUIREMENTS ARE MET:
 - 1. ALL ACTIVITIES, EXCEPT THOSE REQUIRED TO BE PERFORMED AT THE SERVICE ISLAND, SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED PRINCIPAL BUILDING.
 - 2. NO OUTDOOR STORAGE OF WRECKED OR PARTIALLY DISMANTLED VEHICLES OR PARTS THEREOF SHALL BE PERFORMED. IN ADDITION, ALL VEHICLES PARKED ON SUCH PREMISES SHALL HAVE CURRENT YEAR LICENSE PLATES.
 - 3. NO INSTALLATIONS EXCEPT PERMITTED WALLS, FENCES AND LIGHTING STRUCTURES, SHALL BE PERMITTED NEARER THAN TWENTY-FIVE (25) FEET TO THE FRONT PROPERTY LINE.

SECTION 13.02 PERMITTED USES (continued)

4. NO MORE THAN TWO (2) DRIVEWAY APPROACHES SHALL BE PERMITTED DIRECTLY FROM A MAJOR STREET, NOR MORE THAN ONE (1) SUCH APPROACH FROM A MINOR RESIDENTIAL STREET, EACH OF WHICH SHALL NOT EXCEED TWENTY-FIVE (25) FEET IN WIDTH AT THE STREET LINE, NOR BE CLOSER TO ONE ANOTHER THAN TWENTY-FIVE (25) FEET. DRIVEWAY APPROACHES SHALL BE LOCATED AS FAR FROM THE STREET INTERSECTIONS AS PRACTICABLE, BUT IN NO CASE BE LOCATED LESS THAN FIFTY (50) FEET.
 5. THE OPERATION OF SUCH USE SHALL NOT CREATE A HAZARDOUS OR OTHERWISE OBJECTIONABLE TRAFFIC CONDITION.
 6. NO SUCH USE SHALL BE LOCATED WITHIN FIFTY (50) FEET OF ANY RESIDENTIAL DISTRICT UNLESS SEPARATED FROM BY A PUBLIC STREET OR ALLEY OR AN APPROVED FENCE OR MASONRY WALL OF NOT LESS THAN FOUR (4) FEET OR GREATER THAN SIX (6) FEET IN HEIGHT.
 7. NOT MORE THAN TWO (2) GASOLINE SERVICE STATIONS SHALL BE ESTABLISHED IN THE HIGHWAY INTERCHANGE SERVICE DISTRICT.
 8. SIGNS: ONLY IN ACCORDANCE WITH THE REGULATIONS IN ARTICLE 8.
- I. MOTELS, PROVIDED THAT:**
1. MINIMUM LOT AREA OF ONE (1) ACRE WITH A MINIMUM LOT WIDTH OF ONE HUNDRED AND FIFTY (150) FEET SHALL BE REQUIRED.
 2. A MINIMUM OF FIFTEEN HUNDRED (1,500) SQUARE FEET OF LOT AREA SHALL BE REQUIRED FOR EACH GUEST UNIT.
 3. ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT OCCUPY MORE THAN TWENTY-FIVE (25) PER CENT OF THE TOTAL LOT AREA.
- J. SALES, RENTAL, SERVICE AND REPAIR OF MOTOR VEHICLES, FARM MACHINERY AND MARINE VEHICLES PROVIDED THAT:**
1. ALL SERVICE AND REPAIR ACTIVITY SHALL BE CARRIED ON COMPLETELY WITHIN AN ENCLOSED BUILDING.
 2. AN OUTDOOR DISPLAY AREA CAN BE UTILIZED WITH THE BOUNDARIES OF THE DISPLAY AREA TO BE SET BY THE TOWNSHIP PLANNING COMMISSION.
- K. PASSENGER TERMINALS**
- L. WHOLESALE BUSINESSES, PROVIDED NO MANUFACTURING, ASSEMBLING, PROCESSING OR FABRICATION OF GOODS SHALL BE PERMITTED.**
- M. PUBLICLY OWNED AND OPERATED BUILDINGS.**
- N. ESSENTIAL SERVICE STRUCTURES, EXCEPT AS PROVIDED IN SECTION 10.15**

SECTION 13.03 USES SPECIFICALLY PROHIBITED IN THIS DISTRICT:

- A. ANY TYPE OF MANUFACTURING ACTIVITY.

NO BUILDING SHALL BE ERECTED IN THIS DISTRICT UNLESS PRIOR APPROVAL OF THE PROPOSED WATER SUPPLY AND WASTE DISPOSAL SYSTEMS HAVE BEEN APPROVED IN WRITING BY THE COUNTY HEALTH DEPARTMENT. A FAVORABLE REPORT FROM THE COUNTY HEALTH DEPARTMENT SHALL BE FORWARDED TO THE BUILDING INSPECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SECTION 13.04 CONDITIONAL USES:

THE FOLLOWING BUILDINGS AND STRUCTURES, AND USES OF PARCELS, LOTS AND STRUCTURES ARE PERMITTED SUBJECT TO OBTAINING A CONDITIONAL USE PERMIT AS PROVIDED IN ARTICLE 10.

- A. COMMERCIAL RECREATION FACILITIES: BOWLING ALLEYS, THEATERS, DANCE HALLS, SKATING RINKS, MINIATURE GOLF COURSES, TRAMPOLINES OR SIMILAR PUBLIC AMUSEMENT FACILITIES.

SECTION 13.05 INDOOR SERVICES:

ALL COMMERCIAL AND SERVICE ACTIVITIES SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING, EXCEPT AS OTHERWISE PROVIDED HEREIN.

SECTION 13.06 REGULATIONS

THE FOLLOWING REGULATIONS SHALL APPLY IN ALL HS - HIGHWAY SERVICE COMMERCIAL DISTRICTS:

- A. **LOTAREA:** IN THIS DISTRICT EVERY BUILDING HEREAFTER CONSTRUCTED OR STRUCTURALLY ALTERED SHALL BE LOCATED ON A LOT OF NOT LESS THAN THIRTY THOUSAND (30,000) SQ. FT. IN AREA.
- B. **LOT WIDTH:** ALL INTERIOR AND CORNER LOTS SHALL HAVE A MINIMUM WIDTH OF ONE HUNDRED FIFTY (150) FEET ALONG THE STREET UPON WHICH SUCH LOT PRINCIPALLY FRONTS.
- C. **LOT COVERAGE:** ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN TWENTY - FIVE (25) PER CENT OF THE TOTAL LOT AREA, EXCEPT AS OTHERWISE SPECIFIED HEREIN.
- D. **YARD AND SETBACK REQUIREMENTS:**
 - 1. **FRONT YARD:** NOT LESS THAN FORTY (40) FEET
 - 2. **SIDE YARD:** THE MINIMUM SIDE YARD ON EACH SIDE OF A BUILDING SHALL BE TWENTY - FIVE (25) FEET. STREET SIDE YARDS SHALL COMPLY WITH THE MINIMUM FRONT YARD DIMENSIONS.
 - 3. **REAR YARD:** NOT LESS THAN THIRTY (30) FEET.
 - 4. SIDE AND REAR YARDS MAY BE USED FOR PARKING, PROVIDED THAT A FENCE OR MASONRY WALL OF NOT LESS THAN FOUR (4) FEET NOR GREATER THAN EIGHT (8) FEET SHALL BE CONSTRUCTED ON THE PERIMETER OF SUCH PARKING AREA.

SECTION 13.06 REGULATIONS (continued)

- E. HEIGHT:** NO BUILDING OR STRUCTURE SHALL EXCEED TWENTY - FIVE (25) FEET IN HEIGHT, UNLESS EACH REQUIRED YARD (FRONT, SIDES AND REAR) IS INCREASED ONE (1) FOOT FOR EACH ADDITIONAL ONE (1) FOOT IN HEIGHT ABOVE TWENTY - FIVE (25) FEET.
- F. LIGHTING:** ALL LIGHTING SHALL BE ACCOMPLISHED IN A MANNER SUCH THAT NO ILLUMINATION SOURCE IS VISIBLE BEYOND THE PROPERTY LINES OF THE LOT UPON WHICH IT MAY BE LOCATED.
- G. VEHICULAR APPROACH:** NO ESTABLISHMENT IN THE HS - HIGHWAY SERVICE COMMERCIAL DISTRICT SHALL HAVE MORE THAN TWO (2) DRIVEWAYS, EACH OF WHICH SHALL NOT EXCEED TWENTY- FIVE (25) FEET IN WIDTH, EXCEPT AS OTHERWISE PROVIDED HEREIN. NO DRIVEWAY SHALL BE CLOSER THAN FIFTY (50) FEET FROM AN INTERSECTION.
- H. OFF-STREET PARKING:** AS REQUIRED IN ARTICLE 9.

ARTICLE 13, CONCLUDED