

ARTICLE X

HS - HIGHWAY SERVICE COMMERCIAL DISTRICT

SECTION 10.01 Purpose

This District is established for the accommodation of those various retail and service 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 yard 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. Connection to a public sewer system shall be required unless a private system is determined more feasible and meets all of the requirements of the Hillsdale County Health Department.

SECTION 10.02 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. Banks
- D. 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.
- E. Souvenir and gift shops
- F. Tourist information centers
- G. Food and garden stores, nursery stock sales and greenhouses.
- H. Motels, hotels or bed & breakfast facilities.
- I. Essential Services

SECTION 10.03 Conditional Uses

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in ARTICLE XVI.

- A. Commercial recreation facilities: Bowling alleys, theaters, dance halls, skating rinks, miniature golf courses, trampoline or similar public amusement facilities, includes taverns, bars and liquor establishments.
- B. Regional shopping centers.
- C. Mini storage-warehouse facility.
- D. Gasoline Service Stations
- E. Wholesale Service Center

Telecommunication Towers

All commercial and service activities shall be conducted entirely within an enclosed building, except as otherwise provided herein.

SECTION 10.04 Regulations

The following regulations shall apply in all HS - Highway Service Commercial District:

- A. LOT AREA: In this district every building hereafter constructed or structurally altered shall be located on a lot of not less than one (1) acre in area.
- B. LOT WIDTH: All interior and corner lots shall have a minimum width of two hundred (200) 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 REQUIREMENTS:
 - 1. Front Yard: Not less than forty (40) feet from the right-of-way line, as verified by the Hillsdale County Road Commission, if necessary.
 - 2. Side Yards: The minimum side yard on each side of a building shall be twenty five (25) feet. Street side yards (corner lots) 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 an opaque wall or fence not less than four (4) feet nor greater than eight (8) feet shall be constructed on the perimeter of such parking area.
 - E. HEIGHT: No building or structure shall exceed twenty five (25) feet in height, unless each required yard (front, side and rear) is increased one (1) foot for each additional one (1) foot in height above twenty five (25) feet, with the overall height not exceeding thirty-five (35) 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 located closer than fifty (50) feet from an intersection and shall meet the requirements of the Hillsdale County Road Commission..
 - H. OFF-STREET PARKING: As required in ARTICLE XV.