

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, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE

Minimum Lot Area:	For lots not served by public or common water and sewer.	1 acre
	For lots served by public or common sewer and water.	10,000 square
Minimum Lot Width:	Parcels fronting on M-43, M-140, and CR-388 (Phoenix Road):	330 feet.
	All other roads on lots without public water and sewer availability.	150 feet
	All other roads on lots with water and sewer.	80 feet
Minimum Front Yard:	Parcels fronting state hwy. or CR-388	50 feet minimum from the right of way line.
	Parcels fronting on Blue Star or Ruggles Rd.	110 feet from the center line
	On all other county roads	35 feet from the right of way line:
	On private roads	35 feet or as approved by the Township Board
Waterfront yard		50 feet minimum from established shorelines for surface water bodies or centerline of streams
Minimum Side Yard		10 feet minimum for one side yard and at total of 25 feet for both side yards. Parcels with side-yards fronting on a street or road are subject to the front yard setback for that side
Minimum Rear Yard (corner lots have no rear yard)		50 Feet minimum for the principle building 15 feet for accessory buildings
Minimum Dwelling Floor Area		Minimum floor area of 680 square feet for each dwelling unit.
Height Limitations:		35 feet maximum for all residential structures. 20 feet maximum for all residential related structures.
Maximum Lot Coverage:		75 percent maximum.

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.