

ARTICLE XV

HIGHWAY SERVICE COMMERCIAL DISTRICT: C-3

SECTION 15.00 INTENT

The highway service commercial district is intended to be that district which permits an extensive business use along heavily traveled highways. The permitted uses would require large parcels of property and would serve the general needs of all local residents. The purpose of this district is to provide a development pattern along designated major highways which will not create unsafe conditions by allowing numerous curb cuts along the highway. Access onto the major highway should be limited to permit more extensive use of the property without substantially contributing to traffic hazards along the highway.

SECTION 15.01 PERMITTED PRINCIPAL USES

The following uses are permitted in the highway service commercial district. All uses not expressly permitted are prohibited:

1. All permitted principal uses in the general commercial district subject to the terms and conditions provided therein.
2. Sales, rental, and service of motor driven vehicles, trailers, mobile homes, boats, and similar vehicles but not including automobiles or trucks.
3. Sales, rental, and service of automobiles and trucks on lots of at least one (1) acre in area.
4. Drive-in retail and service establishment, except drive-in theaters.
5. Motels and hotels.
6. Indoor and outdoor commercial amusements.
7. Passenger bus stations.
8. Accessory uses and buildings customarily incidental to the above permitted principal uses.

SECTION 15.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission:

1. Automobile repair garages subject to the conditions of Section 4.15.
2. Automobile car wash establishments when completely enclosed within a building, including steam-cleaning, but no rust proofing; provided further that off-street storage

space for at least ten (10) cars waiting to be washed per car wash lane is provided for manual or self-serve establishments and at least twenty-five (25) storage spaces for automatic establishments.

3. Open air business uses as follows in conformance with Section 4.18.
 - A. Retail sale of trees, shrubbery, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment and other garden supplies and equipment.
 - B. Retail sale of fruits and vegetables.
 - C. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving ranges, children's amusement park, or similar recreation uses.
 - D. Outdoor display and sale of lumber, building materials, garages, swimming pools and similar uses.
4. Drive-in theaters, subject to the following conditions:
 - A. The site is adjacent to a county primary road.
 - B. No vehicular access to any residential street.
 - C. Suitable screening is provided to insure that there shall be no highlight or other illumination directed upon any residentially zoned or developed property and so that the picture is not visible from a major thoroughfare.
 - D. The drive-in theater shall be located no closer than one thousand (1,000) feet to any residentially zoned or developed property.
5. Self-service storage facility, subject to the following conditions:
 - A. The site is adjacent to a county primary road.
 - B. No vehicular access to any residential street.
 - C. Suitable screening/fencing shall be provided. Illumination shall be so as not to intrude upon adjacent residentially zoned or developed property.
 - D. Signing should be compatible with adjacent residential character.
 - E. Setbacks must take into consideration vehicular ingress and egress and fire fighting equipment.

SECTION 15.03 AREA, HEIGHT, AND PLACEMENT REGULATIONS

Area, height, and placement requirements, unless otherwise specified are provided in Article XX.

SECTION 15.04 SITE PLAN REVIEW

For all uses permitted in highway service commercial districts, a site plan shall be submitted to the Planning Commission, or its designated appointee, for review and approval in accordance with Section 4.16.

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