

ARTICLE XVII

“C – S” HIGHWAY SERVICE DISTRICT

SECTION 1. INTENT AND PURPOSE OF DISTRICT: The “C – S” Highway Service District is intended for the purpose of grouping limited highway services in appropriate areas. Floor area is restricted, off-street parking, and landscaping is required in order to reduce possible adverse effects on adjacent properties.

SECTION 2. DISTRICT REGULATIONS: In the “C – S” District, no building shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the uses in SECTION 3 below.

SECTION 3. USE REGULATIONS:

1. Ambulance services.
2. Animal hospitals or clinics.
3. Apartments on floors other than the ground floor.
4. Automobile, truck and other motor vehicle sales, service, repair and rental.
1. Bakery and pastry shops, retail.
6. Bed and breakfast establishments.
7. Boat sales and rental.
8. Building materials, retail sales.
9. Campgrounds.
10. Camp sites and commercial recreation facilities.
11. Car wash.
12. Electrical and telephone substations.
13. Farm and construction equipment sales; outdoor display shall be permitted provided that no machinery shall be displayed, parked, or stored in any required yard.
14. Feed and seed stores, including garden and lawn supplies.
15. Florist shops.
16. Funeral homes.

17. Garden supplies and landscape nursery.
18. Grocery stores.
19. Hospitals and Medical Clinics
20. Liquor stores.
21. Lumber yards.
22. Motels or motor inns.
23. Newsstands
24. Parking lots, customer and private.
25. Parks, playgrounds, and community buildings.
26. Private clubs, fraternities, sororities and lodges.
27. Restaurants and drive-ins.
28. Self-service laundries and dry-cleaning stores.
29. Service stations.
30. Taverns.
31. Truck sales, service, and repair, provided there is no outside repair or repair storage.
32. Truck terminals.
33. Theaters, indoor.
34. The following uses of land may be allowed in this district by special use permit when submitted, reviewed, and approved by the Board of Zoning Appeals:
 - a. Amusement parks.
 - b. Child care centers.
 - c. Collection and distribution of recyclable items.
 - d. Drive-in theaters.
 - e. Manufactured home sales, subject to the following regulations:

- 1) Sales Activities: In the “C – S” Highway Service District, manufactured home sales activities shall be limited to the display, storage, and sale of completed, undamaged manufactured home units, including all activities necessary to prepare said units for display on the property and transport off the property. Said activities shall include the placement or removal of towing equipment, tires and axles, blocks, skids, jacks, skirting and steps, and the connection and disconnection of utilities. Said activities shall not include construction on or in the manufactured home.
 - 2) Density: No more than eight (8) manufactured homes may exist on each acre of property used for manufactured home sales at any given time.
- f. Miniature golf courses.
- g. Recreational vehicle parks subject to the following conditions:
- 1) A recreational vehicle park shall be constructed to accommodate at least ten (10) vehicles.
 - 2) Each recreational vehicle site shall be at least 900 square feet in area and the average park density shall not exceed 30 recreational vehicles per gross acre.
 - 3) Provisions are made to assure surface drainage so as to prevent accumulation of stagnant water.
 - 4) All internal roads shall be at least twelve (12) feet in width for each traffic lane and shall be paved with asphalt, concrete, asphaltic concrete or other similar material. Dead end streets longer than 100 feet shall provide a turnaround area at their terminus with a radius of no less than 60 feet.
 - 5) The grade of individual recreational vehicle stands shall not exceed 3 inches per 10 feet across the width of the stand.
 - 6) All utilities, water and sewer connections and facilities shall be approved by the Zoning Administrator.
 - 7) No vehicle may remain at a recreational vehicle park for more than thirty (30) days a year.
- h. Race tracks, animal or vehicular.
- i. Wireless communications towers subject to the provisions of ARTICLE XXVI.

SECTION 4. INTENSITY OF USE REGULATIONS:

1. Where the lot will be served by public water and sewer, the minimum lot size shall be ten thousand (10,000) square feet with 100 feet minimum width.
2. Where a private water and sewer service will be provided on the lot, the minimum lot size shall be eighty thousand (80,000) square feet.

SECTION 5. LOT COVERAGE: The principal and accessory buildings shall not cover more than fifty (50) percent of the lot area.

SECTION 6. HEIGHT REGULATIONS: No building or structure shall exceed forty-five (45) feet in height.

SECTION 7. YARD REGULATIONS:

1. Front Yard.
 - a. There shall be a front yard having a depth of not less than twenty-five (25) feet except as required for arterial streets and collector streets in ARTICLE XXVII.
 - b. Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the setback line of either street.
2. Side Yard. Where a "C – S" Zone abuts any residential District Zone, a side yard of not less than fifteen (15) feet shall be provided. Such side yard shall be completely enclosed with a board fence or other acceptable enclosure which shall be not less than six (6) feet in height.
3. Rear Yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet.

SECTION 8. SIGN REGULATIONS: See ARTICLE XXII.

SECTION 9. PARKING AND LOADING REGULATIONS: See ARTICLE XXIII.

SECTION 10. LANDSCAPING REGULATIONS: See ARTICLE XXIV.

SECTION 11. TRAFFIC REGULATIONS: See ARTICLE XXV.