

**ARTICLE XI  
HSC HIGHWAY SERVICE COMMERCIAL DISTRICT**

**Section 11.01 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 highway 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 this district.

(Ord. No. 1 eff. Jan. 8, 1983)

**Section 11.02 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:

- A. Vehicle service and repair stations for automobiles, trucks, busses and trailers. See Section 14.47.
- B. Emergency facilities related to highway travelers.
- C. Parking garages and parking areas.
- D. Parking areas, if enclosed by a six (6) foot high fence, wall or berm. All berms shall be completely planted with grass, ground covers, shrubs, vines and trees.
- E. Bus passenger stations.
- F. Retail and service establishments providing foods and services which are directly needed by highway travelers.
- G. Transient lodging facilities, including motels and hotels.

(Ord. No. 1 eff. Jan. 8, 1983)

**Section 11.03 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 11.02 and shall further meet the requirements of Article XVI, "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.

(Ord. No. 1 eff. Jan. 8, 1983)

**Section 11.04 PERMITTED ACCESSORY USES.**

- A. Normal accessory uses to all "Permitted Principal Uses."
- B. Normal accessory uses to all "Permitted Principal Special Uses."

(Ord. No. 1 eff. Jan. 8, 1983)

- C. See Section 14.47.

**Section 11.05 PERMITTED ACCESSORY USES WITH CONDITIONS.**

Swimming pools for use as a part of a Highway Service Commercial District. Use in conformance with the provisions of Section 14.25.

(Ord. No. 1 eff. Jan. 8, 1983)

**Section 11.06 REQUIRED CONDITIONS OF ALL DISTRICT USES.**

All principal and accessory uses in this District shall be required to meet the following conditions, except as otherwise specified for specific uses:

- A. **Barriers.** Replaced by Article XXVIII.
- B. **Access ways.** Each separate use, grouping of buildings or groupings of uses as a part of a single planned development shall not have more than two (2) access ways from a public road. Such access way shall not be located closer than 300 feet to the point of intersection of an interstate highway entrance or exit ramp baseline and the public road centerline. In cases where the ramp baseline and the public road centerline do not intersect, no access way shall be located closer than 300 feet from the point of tangency of the interstate highway ramp baseline and the public road centerline. In those instances where properties fronting on a public road are of such width or are in multiple ownership and access ways to property cannot be provided in accord with the minimum 300 feet distance from the intersection of the public road an entrance or exit ramps of an interstate highway a frontage access road shall be provided to service such properties. The access way to a frontage access road shall not be located closer than 300 feet from the point of intersection or of tangency of the interstate highway ramp baseline and the public road pavement.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 74 eff. Sept. 30, 1998)

**Section 11.07 DIMENSIONAL REQUIREMENTS, EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE.**

- A. **Lot area.** Minimum of two (2) acres, except where a lot or parcel is served by a public or common water supply system and a public wastewater sewerage and treatment system, in which use the lot or parcel may have a minimum area of 40,000 square feet. Highway Service Uses shall meet the requirements of Article XVI, *Special Uses* for a collective grouping of two (2) or more of the uses permitted in this district.
- B. **Lot width.** Minimum of 200 feet at building setback line when on-site well water supply and septic tank wastewater disposal systems are used or a minimum of 120 feet at building setback line when public or common water supply and wastewater sewerage and treatment systems are directly accessible to the lot or parcel.
- C. **Lot coverage.** Maximum of 75%.
- D. **Yard and setback requirements.**
  - 1) **Front yard.** Minimum of thirty-five (35) feet from the road or highway right-of-way line, or as specified in Section 26.05, whichever is greater.
  - 2) **Side yards.** Minimum of ten (10) feet for one (1) side yard, but a minimum total of twenty-five (25) feet for both side yards.
  - 3) **Rear yard.** Minimum of fifty (50) feet.
- E. **Height limitations.** Maximum of seventy (70) feet.
- F. **Locational and other requirements.**
  - 1) The site shall have at least one (1) property line abutting a major road or highway arterial.
  - 2) All vehicular access shall be from a Livingston County Road Commission or Michigan Department of Transportation approved driveway intersection with a road or highway, which may include the use of acceleration and/or deceleration lanes, tapered lanes, or a frontage access road located parallel and adjacent to a major road or highway arterial in conformance with Section 26.04.
  - 3) The storage of goods or materials is not permitted outside of the principal structure or contained within an area on site screened from the public view and adjacent properties by a screen fence, wall or other means not to exceed twelve (12) feet in height.

(Ord. No. 1 eff. Jan. 8, 1983; Amend. by Ord. No. 75 eff. Sept. 30, 1998; further amend. by Ord. No. 97 eff. Feb. 23, 2000; Ord. No. 98 eff. Feb. 23, 2000, further amend. Ord. No. 119 eff. Dec. 27, 2000)

