

Sec. 8-7-42 HSB Highway service business district.

(a) Purpose and intent. The purpose of the HSB district is to provide places for heavier commercial, business and wholesale uses and to facilitate the use of land adjacent to major arterials and principal highway intersections that are designed primarily to serve the automotive traveling public. The HSB district shall be located only on major arterial streets.

(b) Principal uses and structures. Principal uses and structures permitted in the HSB district shall include all uses permitted in the BN district and the BG district, as well as:

- (1) Automotive parts and accessories stores;
- (2) Building materials and garden equipment and supplies dealers;
- (3) Car washes;
- (4) Drinking places;
- (5) Fast food restaurants;
- (6) Gasoline station with convenience stores;
- (7) General merchandise stores;
- (8) Hotels and motels;
- (9) Landscaping services;
- (10) Mini-warehouses and self-storage;
- (11) Motion picture theaters;
- (12) Motor vehicle sales;
- (13) Nursing care facilities;
- (14) Passenger car rental;
- (15) Sporting goods stores;
- (16) Utilities;
- (17) Other principal uses listed in this chapter in section 8-7-90, Use Table.

(c) Accessory uses and structures. Accessory uses and structures shall be permitted in the HSB district in accordance with section 8-7-90, Use Table and section 8-7-91 of this chapter.

(d) Special uses. Special uses may be permitted in the HSB district in accordance with section 8-7-90, Use Table. Special uses shall be subject to the additional use standards established in article D of this chapter.

(e) Property development standards.

- (1) Minimum lot width: 100 ft.
- (2) Minimum setback requirements:
 - a. Front: 50 ft. No more than seventy-five percent (75%) of the required front yard shall be used for vehicular parking.
 - b. Side, interior lot: 15 ft.
 - c. Side, corner lot: 25 ft.
 - d. Rear lot: 40 ft.
- (3) Minimum lot area: 20,000 gross sq. ft.
- (4) Minimum heated floor area: 1,000 gross sq. ft.
- (5) Maximum density: 15,000 gross sq. ft. per net acre.
- (6) Maximum impervious surface coverage: Seventy-five percent (75%) of the gross area of the lot.
- (7) Maximum height: The maximum height of buildings shall be 60 ft.

- (8) Parking requirements: Off-street parking and loading space shall be provided in accordance with section 8-7-93 of this chapter.
 - (9) Where abutting incompatible uses or districts, a buffer is required in conformance with section 8-7-95 of this chapter.
 - (10) Outside storage is permitted by special use only and must be completely screened as provided in section 8-7-92 of this chapter.
- (Ord. No. 693, 8/18/04)