

ARTICLE 15

HS – HIGHWAY SERVICE COMMERCIAL DISTRICT

SECTION 15.01 PURPOSE

This district is established for the accommodation of those various retail, service and terminal activities that cater primarily to the traveling public. The provisions of this district are designed to permit and encourage the development of service centers which are typically located along major highways, near the intersections of major routes, and adjacent to highway interchanges, and which provide the necessary goods and services for the private and commercial traffic along the routes; and at the same time to discourage the dispersion of such activities on individual sites throughout the township. These areas will typically not be served by public water service utilities, thus large lot areas and yards will be required in order to provide for on-site water and sewerage facilities, to maintain the open character of such areas, to keep interference with through traffic at a minimum, and to allow for increased future traffic volumes and possible future expansion of such routes.

SECTION 15.02 PERMITTED USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district.

- A. Retail establishments selling principally new merchandise or foodstuffs.
- B. Personal and business services.
- C. Banks.
- D. Drive-in and automobile-oriented establishments similar in character to drive-in restaurants, cafes and banks, but not including auto washes and drive-in theaters.
- E. Souvenir and gift shops.
- F. Tourist information centers.
- G. Food and garden stores, nursery stock sales and greenhouses.
- H. Gasoline service stations provided that the following requirements are met:

1. All activities, except those required to be performed at the service island, shall be conducted entirely within an enclosed principal building.
2. Bumping and painting are specifically prohibited.
3. Steam cleaning and major mechanical repairs are permitted only within an enclosed building.
4. No outdoor storage of wrecked or partially dismantled vehicles or parts thereof shall be permitted. In addition, all vehicles parked on such premises shall have current year license plates.
5. No installations except permitted walls, fences and lighting structures, shall be permitted nearer than twenty-five (25) feet to the front property line.
6. No more than two (2) driveway approaches shall be permitted directly from a major street, nor more than one (1) such approach from a minor residential street, each of which shall not exceed twenty-five (25) feet in width at the street line, nor be closer to one another than twenty-five (25) feet. Driveway approaches shall be located as far from the street intersections as practicable, but in no case be located less than fifty (50) feet.
7. The operation of such use shall not create a hazardous or otherwise objectionable traffic condition.
8. No such use shall be located within fifty (50) feet of any residential district unless separated from by a public street or alley or an approved fence or masonry wall of not less than four (4) feet or greater than six (6) feet in height.
9. Not more than two (2) gasoline service stations shall be established in the highway interchange service district.
10. Signs: Only in accordance with the regulations in Article 8.

I. Motels, provided that:

1. Minimum lot area of one (1) acre with a minimum lot width of one hundred fifty (150) feet shall be required.
2. A minimum of fifteen hundred (1500) square feet of lot area shall be required for each guest unit.

3. All buildings, including accessory buildings, shall not occupy more than twenty-five (25) percent of the total lot area.
- J. Sales, rental, service and repair of motor vehicles, farm machinery and marine vehicles provided that:
1. All service and repair activity shall be carried on completely within an enclosed building.
 2. An outdoor display area can be utilized with the boundaries of the display area to be set by the township planning commission.
- K. Passenger terminals.
- L. Wholesale businesses, provided that no manufacturing, assembling, processing or fabrication of goods shall be permitted.
- M. Publicly owned and operated buildings.
- N. Essential service structures, except as provided in Section 10.18.
- O. A church, synagogue, cathedral, mosque, temple or other building used for public worship.
- P. Adult-oriented commercial uses subject to the following standards and conditions:
1. Adult-oriented commercial uses have been found to contribute to the deterioration of the commercial area in which they are located as well as surrounding residential areas. Such uses are permitted because of constitutional protection. They are limited in frequency of occurrence and proximity to residential areas in order to protect property values and the quality of life for property owners and residents. Such uses exert their most serious blighting influence when concentrated in close proximity to one another and when located near residential areas. Therefore, no adult-oriented commercial use shall be established within one thousand (1000) feet of another such commercial use. No adult-oriented use shall be permitted within seven hundred fifty (750) feet of a residential district or use. No adult-oriented use shall be permitted within seven hundred fifty (750) feet of any site on which is located a church, school, park or playground, or any area where minors regularly congregate. Advertisements, displays, or other promotional materials shall not be shown or exhibited so as to be visible to the public from public streets, or from other public areas. All entries, windows, and other building openings for adult uses

shall be located, covered, or screened in such a manner as to prevent a view into the interior from any public area.

2. Adult-oriented uses shall include: bookstores which have more than fifteen (15) percent of their stock in trade, books, magazines or other publications, the sale of which is prohibited to minors. Theaters and mini-theaters which have more than fifteen (15) percent of their screening time over a six-month period devoted to motion pictures, the attendance at which is prohibited to minors. Adult cabarets, bars or nightclubs that provide entertainment by nude or partially nude persons who have the following body parts exposed: buttocks, genitals, pubic area or female breasts. Adult personal service business where a person of one sex, while nude or partially nude, provides personal services for a person of the other sex on an individual basis in a closed room. An adult personal service business may include but not be limited to, the following activities and services: massage parlors, exotic rubs, modeling studios, body painting studios, wrestling studios, individual theatrical performances. Adult personal services do not include activities performed by persons pursuant to, and in accordance with, licenses issued to such persons by the State of Michigan.

- Q. Wind energy conversion systems which do not exceed 65 feet in height and which otherwise comply with the requirements of Section 10.26.

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SECTION 15.03 USES SPECIFICALLY PROHIBITED IN THIS DISTRICT

Any type of manufacturing activity: No building shall be erected in this district unless prior approval of the proposed water supply and waste disposal systems have been approved in writing by the County Health Department. A favorable report from the County Health Department shall be forwarded to the building inspector prior to the issuance of a building permit.

SECTION 15.04 CONDITIONAL USES

The following buildings and structures, and use of parcels, lots, buildings and structures are permitted subject to obtaining a conditional use permit as provided in Article 10.

- A. Commercial recreation facilities: bowling alleys, theaters, dance halls, skating rinks, miniature golf courses, trampolines or similar public amusement facilities.

- B. Regional shopping centers

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- C. Wind energy conversion systems, which comply with Section 10.26.

SECTION 15.05 INDOOR SERVICE

All commercial and service activities shall be conducted entirely within an enclosed building, except as otherwise provided herein.

SECTION 15.06 REGULATIONS

The following regulations shall apply in all HS – Highway Service Commercial Districts:

- A. Lot Area: In this district every building hereafter constructed or structurally altered shall be located on a lot not less than thirty thousand (30,000) square feet in area.
- B. Lot Width: All interior and corner lots shall have a minimum width of one hundred fifty (150) feet along the street upon which such lot principally fronts.
- C. Lot Coverage: All buildings, including accessory buildings, shall not cover more than twenty-five (25) percent of the total lot area, except as otherwise specified herein.
- D. Yard and Setback Requirements:
 - 1. Front Yard: Not less than forty (40) feet between buildings and the street right of way line.
 - 2. Side Yards: The minimum side yard on each side of a building shall be twenty-five (25) feet. Street side yards shall comply with the minimum front yard dimensions.
 - 3. Rear Yard: Not less than thirty (30) feet.
 - 4. Side and rear yards may be used for parking, provided that a fence or masonry wall of not less than four (4) feet nor greater than eight (8) feet shall be constructed on the perimeter of such parking area.
- E. Height: No building or structure shall exceed twenty-five (25) feet in height, unless each required yard (front, sides and rear) is increased one (1) foot for each additional one (1) feet in height above twenty-five (25) feet.

- F. Lighting: All lighting shall be accomplished in a manner such that no illumination source is visible beyond the property lines of the lot upon which it may be located.
- G. Vehicular Approach: No establishment in the HS – Highway Service Commercial District shall have more than two (2) driveways. Each of which shall not exceed twenty-five (25) feet in width, except as otherwise provided herein. No driveway shall be located closer than fifty (50) feet from an intersection and no closer than one hundred fifty (150) feet from the point that the edge of an interstate highway ramp merges with the outer edge of the outer pavement of the intersecting highway.
- H. Off-street parking shall be provided as required in Article 9.