

**SECTION 22 - BHS HIGHWAY SERVICE BUSINESS DISTRICT**

This zoning district was created to provide for effective use of land situated in relationship to major highways so efficient grouping of activities can be developed to service the traveling public.

**22.1 PRINCIPAL PERMITTED USES**

The following principal uses are permitted in the Highway Service Business District (BHS):

- 22.1.1 Commercial recreation facilities.
- 22.1.2 Drive-in theaters.
- 22.1.3 Motels and Hotels.
- 22.1.4 Restaurants and drinking establishments, including drive-ins.
- 22.1.5 Retail shops.
- 22.1.6 Service Stations.
- 22.1.7 Truck stops including service and over-night parking.

**22.2 PERMITTED SPECIAL USES**

The following special uses are permitted in the Highway Service Business District (BHS) with the issuance of a special use permit:

- 22.2.1 Radio, television, and communication towers and transmitters.
- 22.2.2 Residences in conjunction with the principal use.
- 22.2.3 Wind Energy Generation Systems

**22.3 HEIGHT AND LOT AREA REQUIREMENTS**

22.3.1 The height and minimum lot requirements shall be as follows, except as provided in Section 35:

|                | <b>Lot Area</b> | <b>Lot Width</b> | <b>Front</b> | <b>Side Yard</b> | <b>Street Side Yard</b> | <b>Rear</b> | <b>Maximum Height</b> |
|----------------|-----------------|------------------|--------------|------------------|-------------------------|-------------|-----------------------|
| Permitted Uses | 10,000 sq ft    | 70'              | 35'          | 10'              | 50'                     | 25'         | 45'                   |

## 22.4 OTHER APPLICABLE PROVISIONS

22.4.1 When a property owner or his/her developer intends to develop a property already zoned or requiring re-zoning to the Highway Commercial District, they shall file, together with the building permit application or re-zoning application, a detailed Site plan and other drawings, data, calculations, sketches, or diagrams that provide reasonable and adequate information on the location, size, and use of the buildings; and the location, size, arrangement, and capacity of highway frontage roads, parking, loading, and unloading areas. Vehicular access to existing streets shall be clearly indicated. Vehicular and pedestrian traffic generated to and from the proposed development shall not create undue hazards to the normal traffic movement on the existing streets and highways. These plans and documents shall become a part of the application and shall form the basis for the issuance of a building permit and/or the approval of the re-zoning. Plan changes that change the vehicular access drives, parking layout, building size or location, frontage roads, loading and unloading areas shall require a re-submission and shall make the existing re-zoning or building permit invalid.