

## ***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.
5. Bakery and pastry shops, retail.
6. Bed and breakfast establishments.
7. Boat sales and rental.
8. Building materials, retail sales.
9. Commercial recreation facilities.
10. Car wash.
11. Electrical and telephone substations.
12. Farm and construction equipment sales; outdoor display shall be permitted provided that no machinery shall be displayed, parked, or stored in any required yard.
13. Feed and seed stores, including garden and lawn supplies.
14. Florist shops.
15. Funeral homes.

16. Garden supplies and landscape nursery.
17. Grocery stores.
18. Hospitals and Medical Clinics
19. Liquor stores.
20. Lumber yards.
21. Mini-warehouses and storage units.
22. Motels or motor hotels.
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. Race tracks, animal or vehicular.
  - h. Wireless communications towers subject to the provisions of ARTICLE XXVIII.
  - i. Recreational vehicle (RV) parks subject to the following conditions:
    - (1) Recreational vehicle (RV) parks shall be utilized for the accommodation of travel trailers and other recreational vehicles only, and under no circumstances shall the park be utilized for occupancy by manufactured homes.
    - (2) The tract to be used for a RV park shall not be less than two (2) acres in area.
    - (3) The applicant for an RV park shall prepare or cause to be prepared a preliminary plan, drawn to a scale of not less than 1”= 100’, and ten (10) copies of said plan shall be submitted to the Planning Commission for their review and recommendation. Such plans shall comply with the following minimum requirements.
      - (a) contours at intervals of one foot shall be indicated on the plan.
      - (b) The RV park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
      - (c) RV parks shall have a maximum density of 20 RV units per gross acre and a minimum area of 1,250 square feet shall be provided for each RV space.

- (d) Each RV space shall be at least 25 feet wide and a minimum of 50 feet in depth.
  - (e) Recreational vehicles shall be located on each space so as to maintain a setback of no less than 20 feet from any public street or highway right-of-way, and as to maintain a setback of no less than 5 feet from any boundary line of an adjoining RV space when such boundary line is not common to any public street or highway right-of-way.
  - (f) All RV spaces shall front on a private roadway of not less than 24 feet in width and all roadways shall have unobstructed access to a public street.
  - (g) A solid or semi-solid fence or wall at least six feet height, but not more than eight feet high, shall be provided between the RV park and any adjoining property which is zoned for residential purposes. Said fence shall be so located as to not be in violation of the intersection site triangle as defined by this regulation. In lieu of said fence or wall, a landscape buffer may be provided not less than fifteen (15) feet in width and said landscape buffer shall be planted with coniferous and deciduous plant material so as to provide proper screening for the park. When the landscape buffer is used in lieu of the fence or wall, the landscape buffer shall not be included as any part of a required rear yard for an RV space. The fence, wall or landscape buffer shall be properly policed and maintained by the owner.
- (4) Upon approval of the preliminary RV park plan by the Planning Commission, the applicant shall prepare and submit a final plan, which shall incorporate any changes or alterations requested. The final plan and the Planning Commission recommendation shall be forwarded to the Governing Body for their review and final action.
  - (5) Any substantial deviation, as determined by the Zoning Administrator, from the Administrator, from the approved plan, shall constitute a violation of the building or zoning permit authorizing construction of the project. Changes in plans shall be re-submitted for reconsideration and approval by the Planning Commission and Governing Body prior to the issuance of a building or zoning permit.

**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 as required by the Phillips County Sanitary Code.

**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 XXVIII.
  - 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 XXIII.

**SECTION 9. PARKING AND LOADING REGULATIONS:** See ARTICLE XXIV.

**SECTION 10. LANDSCAPING REGULATIONS:** See ARTICLE XXV.

**SECTION 11. TRAFFIC REGULATIONS:** See ARTICLE XXVI.