

ARTICLE 9

HIGHWAY ONE COMMERCIAL DISTRICT (H-1)

Section 901. Intent. The intent of the Highway One Commercial District (H-1) is to provide commercial areas for those establishments which can function most satisfactorily in an area directly related to a major vehicular circulation route serving transients and commuters, due to the nature of the services required, particularly items required by the long distance traveling public and to a lesser extent items required by the short range (commuter) traveler.

Section 902. Permitted Principal Uses and Structures. The following principal uses and structures shall be permitted in Highway One Commercial Districts (H-1):

1. ATM Machines (Permitted Use); (*Amendment, 10-13-98*)
2. Amusement parks, amphitheaters, drive-in movies, race tracks, riding stables and playfields;
3. Automobile parking;
4. Automotive vehicle service stations;
5. Barber and beauty shops;
6. Boat, marine sales and service.
7. Bus passenger depot;
8. Camping units under prescribed conditions of Section 1515 of this Resolution */Ordinance/*;
9. Cultural and entertainment;
10. Eating and drinking places;
11. Horticulture and the raising of field crops;
12. Laundromats and dry cleaning shops;
13. Motels;
14. Miniature golf, golf driving ranges and courses, swimming pools, tennis courts, roller skating;
15. Museums, historic and monument sites, exhibition halls;
16. On and off-site signs;
17. Parks;
18. Retail sales of: groceries, curios and gifts, dairy products, drugs, hardware, meats, sporting goods, tobacco products, newspapers, books and magazines; beverages, candy and confectionery items; cameras.

19. The sale of new or used recreational and motor vehicles.

Section 903. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted in Highway One Commercial Districts (H-1):

1. Accessory uses normally appurtenant to the permitted principal uses and structures when established in conformance with the space limits of this district.

Section 904. Exceptions. After the provisions of this Resolution /Ordinance/ relating to exceptions have been fulfilled, the County /Village/ Board of Zoning Adjustment may permit as special exceptions in the Highway One Commercial Districts (H-1):

1. Campgrounds;
2. Motor freight terminals;
3. Utility substations.

Section 905. Prohibited Uses and Structures. All other uses and structures which are not specifically permitted or not permissible as exceptions shall be prohibited from Highway One Commercial Districts (H-1).

Section 906. Minimum Lot Requirements. The minimum lot area shall be ten thousand (10,000) square feet. The minimum lot width shall be ninety (90) feet.

Section 907. Minimum Yard Requirements. There shall be a front yard of not less than a depth of forty (40) feet. There shall be a rear yard of not less than a depth of twenty (20) feet. Each side yard shall be not less than ten (10) feet.

Section 908. Maximum Lot Coverage. The maximum lot coverage for all buildings shall not be more than fifty (50) percent of the total area.

Section 909. Maximum Height. The height of all buildings shall not exceed forty-five (45) feet.