

5-9: HS-1, HIGHWAY SERVICE ZONE

F. LOCATION REQUIREMENTS

The minimum location requirements within the HS-1 zone shall be as follows:

1. Highway Location

All individual HS-1 Highway Service Zones shall abut a state road that provides direct access to the zone.

2. Front Setback

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44, shall have a front setback of at least thirty (30) feet, unless a greater setback is required by zoning section 3-16.

3. Side and Rear Setbacks

All buildings and structures, other than certain public facilities, landscaping features and fences which meet the standards of zoning sections 3-20, 3-21 and 3-44 of this ordinance, shall have a side and rear setback of at least fourteen (14) feet from any property line unless a greater setback is required by zoning section 3-16.

4. Dwelling Separation

All caretaker dwellings shall be located at least 28 feet from any other building and at least 100 feet from gasoline pumps or storage tanks.