5.8 HB: Highway Business District

This district is intended for the use of those businesses which are properly and necessarily located along major highways. Business uses permitted in this district are those retail and service facilities that provide goods and services for the traveling public.

Permitted Uses

All uses permitted in the CB, Central Business District, with the exception that residential uses, including homes for the aged, nursing homes and the like, are not permitted.

Restaurants, including drive-ins.

Drive-in theaters.

Greenhouses.

Warehouses.

Professional Offices.

Wholesale merchants.

Public utility storage or service yards and substations.

Building materials sale and storage.

Radio and television transmitting stations and towers.

Animal Hospitals.

Motels.

Bus Stations.

Automobile sales and service.

Mobile home, travel trailer, boat, and motorcycle sales and service.

Travel Trailer campgrounds.

Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard.

Conditional Uses

The following uses may be permitted as a conditional use by the Town Board subject to the provisions of Section 12:

Body Repair Garages.

Car Washes.

Day Care Centers.

Planned Unit Developments.

Auction Houses (with the following requirements):

A. All operations and storage take place indoors;

B. Operation may not take place after 10:00 p.m. on Monday through Thursday and 11:00 p.m. on Friday and Saturday. No operations to be allowed on Sunday; and

C. The building the auction house is located in may not be within 300 feet of any church or residency.

Dimensional Requirements

Within the HB District as shown on the Zoning Map, all of the following dimensional requirements shall be complied with:

Minimum lot area: 20,000 square feet (without public water and sewer).

 10,000 square feet (with public water and/or sewer).

Minimum lot area for planned unit developments which are conditionally approved: 10,000 square feet plus 5,000 square feet for each dwelling unit in excess of one.

Minimum lot width: 100 feet.

Minimum required front yard: 30 feet measured from the front property line.

Minimum required side yard: No side yard is required, except where a lot abuts a residentially zoned lot. In such an instance, the abutting side yard shall be at least 15 feet wide.

Minimum required rear yard: 20 feet measured from the rear property line.

Maximum permissible lot coverage: The total ground area covered by the principal building (or buildings in the case of a conditionally approved planned unit development) and all accessory buildings shall not exceed thirty-five (35) percent of the total lot area.

Building Height Limits: 35 feet.

Location of Accessory Buildings

No accessory building shall be erected in any required front or side yard or within ten (10) feet of any lot line.

Corner Visibility

On a corner lot within the triangular area formed by the inside curb lines or the edge of the pavement lines of the intersecting streets and a line adjoining points on such lines at a distance of forty (40) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average center line grade of each street.

Buffers

Buffer strips shall be required where any permitted use in this district abuts land zoned residential. The buffer strip shall be of continuous evergreen composition and grow to a height of six (6) feet within a three year time period.

The buffering requirement may be waived by the Board of Adjustment upon recommendation of the Planning Board along any boundary which is naturally screened by evergreen plant materials or topography, or may be deferred in isolated areas.

Signs

See Section 7.

Off-Street Parking

See Section 8.

Off-Street Loading

See Section 9.