
SECTION 10.17 LHS (LIMITED HIGHWAY SERVICE) ZONE**A. PERMITTED USES**

1. Automotive service and repairs, providing that all business activities shall be conducted within a completely enclosed building
2. Banks and other financial institutions, including savings, loan, and finance companies with drive through facilities
3. Dry cleaning and laundry pick-up station
4. Eating and drinking establishments, excluding drive-ins
5. Hotels and motels
6. Night clubs
7. Police and fire stations
8. Service stations
9. Exercise/Fitness Equipment Sales
10. New Luxury Car Dealership

B. ACCESSORY USES

1. Customary accessory buildings and uses
2. Fences and walls, as regulated by Article XIII of this ordinance
3. Signs, as regulated by Article XIV of this ordinance
4. Uses as listed below, included within and entered from within, any motel or hotel building, as a convenience to the occupants thereof, and their customers, provided that the accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays for any accessory uses shall be visible from outside the building:
 - a. Barber shops
 - b. Beauty shops
 - c. Gift shops
 - d. News and confectionery stands
 - e. Restaurants
5. Convenience food sales, provided in conjunction with a service station, and serving primarily as a convenience to the customers thereof. The area utilized for the sale of food items, and the required off-street parking facilities, shall be subordinate in area to the service station. The area for the service station, for comparative purposes, shall be limited to gas pumps, required parking facilities, and storage and circulation areas.
6. Self service car washes, provided in conjunction with a service station and not exceeding a total of four (4) bays. Adequate vehicular circulation and on-site vehicular storage areas shall be provided to serve such facilities.

Circulation and storage areas shall be designed in a manner that will not adversely effect the traffic patterns for the principal use or the adjacent roadway.

7. Uses listed below, only in conjunction with a New Luxury Car Dealership, provided that the accessory use(s) shall not exceed forty-nine (49) percent of the gross sales area utilized by the permitted use:
 - a. Luxury automobiles service departments associated with the New Luxury Car Dealership. All such service shall be conducted within the dealership or other fully enclosed building;
 - b. Pre-owned car sales or leases controlled by, and associated with, the primary New Luxury Car Dealership.
 8. Helipads used in conjunction with new luxury car dealership.
- C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter except in accordance with the following regulations:
1. Minimum lot area - Twenty two thousand five hundred (22,500) square feet
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Forty (40) feet
 4. Minimum side yard width - Fifteen (15) feet
 5. Minimum rear yard depth - Twenty-five (25) feet
 6. Maximum building height - Forty (40) feet
 7. In the case of this zone, more than one principal building, as defined herein, may be constructed within the tract for development, but in no case shall there be more than one principal structure within the minimum lot area, as provided for in Section 10.17, C., 2., of this ordinance
 8. In the case of a New Luxury Car Dealership, the minimum lot width at the building setback line shall be at least one hundred (100) feet, the minimum front yard depth shall be at least forty (40) feet, the minimum side yard width shall be zero (0) feet, and the minimum rear yard depth shall be zero (0) feet.
- D. OTHER DEVELOPMENT CONTROLS
1. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
 2. No outdoor storage of any materials, supplies, or products shall be permitted in this zone.
 3. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.

4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
5. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.
6. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
7. All utilities must be underground when any new development occurs.
8. No outdoor storage of any waste materials shall be permitted in this zone, except within enclosed containers.
9. Business buildings within this zone may outline the top of the building on three (3) sides with a single strand of LED building accent lights.
10. No lighting shall be permitted that would glare from this zone onto any street or into any residential zone
11. No Animated, projecting, revolving, and moving lights, including those which create the appearance of animation, projection, revolving, or movement, or utilize flashing or intermittent lights, or lights of changing degrees of intensity shall be permitted.
12. No New Luxury Car Dealership may be open tot the public or conduct and business operations or activities in any manner:
 - a. Before 7:30 a.m. and after 9:00 p.m. Mondays through Fridays;
 - b. Before 8:30 a.m. and after 7:30 p.m. on Saturdays;
 - c. Before 12:00 p.m. and after 6:30 p.m. on Sundays.
13. The sound pressure level from any speaker at the New Luxury Car Dealership, used to project announcements, pages, or music, shall not exceed 55 decibels. Furthermore, all exterior lighting from this use shall be directed away from residential zones and any light poles or posts shall not extend to a height that is greater than 20 feet above ground level.