

**306 HC HIGHWAY SERVICE COMMERCIAL DISTRICT**

A. Purpose. <sup>1</sup>The purpose of the Highway Service Commercial District is to provide locations for establishments offering accommodations and services primarily through automobile and truck traffic on US 224/I-76 and I-71 as well as benefiting the local market. The uses permitted in this district by nature tend to result in high volumes of non-local traffic, including commercial vehicles, traffic congestion, parking problems, storage problems and are therefore distinguishable from uses in LC District on the basis of size and intensity of use. The location of these uses shall be limited to sites offering convenient access to and from these major highways such that adjacent zoning districts will not be disturbed with the external effects of these uses. Central water and sewer service is required. (See exception in Section 306.E.4)

B. Uses

1. **Permitted Uses**

a.	Restaurants and eating places
b.	Motels
c.	Sexually Oriented Businesses, subject to <sup>2</sup> 306.E.6
d.	Accessory uses and structures as provided in Section 205 and including signs as regulated by Article IV, parking and loading as regulated by Article V
e.	Convenient Care Clinic

2. **Conditional Uses**

		<sup>3</sup> Subject to subsections of Section 606
a.	Drive-in establishments, including any permitted use listed in Section 306.B.1 above, and including auto washes, bank(s), drug stores and refreshment stands <b>but excluding</b> drive-in theaters and commercial amusement parks	3, 4, 6, 8, 10, 14, 15, 16, 21(a) And 21 (c )
b.	Gasoline filling stations	3, 4, 6, 8, 10, 14, 15, 16, 17 and 21

<sup>1</sup> Amended 09-02-2015

<sup>2</sup> Numbering changed due to deletion of 306.E.6 09-02-2015

<sup>3</sup> Subsections of Section 606 added

c.	Automotive and <sup>4</sup> truck repair	3, 4, 6, 8, 10, 14, 15, 16, 17 and 21
d.	Auto wash	3, 4, 6, 8, 10, 14, 15, 16 17 and 21
e.	Club pool, commercial pool, sports and fitness center and/or instructional studio	3,4,6,8,10,14,15,16,19, and21 (c )
f.	<sup>5</sup> Government Projects	33
g.	<sup>6</sup> Grocery and food stores not exceeding 75,000 square feet	3, 4, 6,8, 10, 14, 15 ,16, 21(a), and 21 (c )
h.	Establishments engaged in retail trade such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office equipment and office supplies, not exceeding 30,000 square feet.	3, 4, 6, 8, 10, 14, 15,16 and 21 (c )
i.	<sup>7</sup> Establishments engaged in providing a variety of services to individuals and establishments, such as personal services, miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, banking, credit agencies, investment firms, real estate, insurance, data management/storage, professional, Nonprofit, charitable and labor organizations.	3, 4, 6, 8, 10, 14, 15,16 and 21 (c )
j.	Similar use	32

3. Any of the above permitted uses, conditional uses and identified similar uses may be located within a common structure, providing such structure and site plan complies with the requirements of this Resolution.

<sup>4</sup> Added 09-02-2015

<sup>5</sup> Added 12-15-2006

<sup>6</sup> Added 09-02-2015

<sup>7</sup> Added 09-02-2015

C. **Minimum Dimensions for Lots and Yards**

1. Lots and yards in the HC District shall comply with the minimum requirements stated in the following table:

HC HIGHWAY SERVICE COMMERCIAL DISTRICT  
Minimum Dimensions for Lots and Yards

<b>Lot Area:</b>	
Lots fronting on Lake Road and Greenwich Road	2 acres
<sup>8</sup> <b>Lot Frontage:</b>	
Lots fronting on Lake Road and/or Greenwich Road	300 feet
Lots fronting on all other streets	150 feet
Lots fronting on a cul-de-sac bulb	150 feet*
<sup>9</sup> <b>Lot Width at Minimum Building Setback Line</b>	
Lots fronting on Lake Road and/or Greenwich Road	300 feet
Lots fronting on all other streets	150 feet
Lots fronting on a cul-de-sac bulb	150 feet at a distance not greater than 100 feet from the right-of-way*
<sup>10</sup> <b>Minimum Lot Depth</b>	
Lots fronting on Lake Road and/or Greenwich Road	300 feet
<b>Front Yard Setback</b>	
Lots fronting on Lake Road and/or Greenwich Road	100 feet
Lots fronting on all other streets	40 feet
<b>Side Yard Setback</b>	25 feet
<b>Side Yard Setback adjacent to Residential District</b>	100 feet
<b>Rear Yard Setback</b>	25 feet
<b>Rear Yard Setback adjacent to Residential District</b>	100 feet
<sup>11</sup> Maximum Impervious Surface	75%
*All measurements of frontage and setback lines to follow the same arc as the road	

<sup>8</sup> Amended 01-06-2006 and 09-02-2015

<sup>9</sup> Amended 01-06-2006 and 09-02-2015

<sup>10</sup> Amended 01-06-2006 and 09-02-2015

<sup>11</sup> Amended 09-02-2015

2. In all cases, the right-of-way line shall be as shown on the records of Medina County, but for purposes of determining the front line of a lot shall not be less than 30 feet from the centerline.
- D. **Landscaping and Buffers Required.** On any lot, the following buffers shall be constructed and permanently maintained.
1. **Front Yard Buffer.** A landscaped strip twenty (20) feet in width adjacent to the right-of-way and running the entire frontage of the parcel shall be constructed.
  2. **Side Yard Buffer.** When adjacent to a residential district, the side yard adjacent to such district or use shall consist of a landscaped and planted buffer strip twenty-five (25) feet in width and running the length of the side yard.
  3. **Rear Yard Buffer.** When adjacent to a residential district, the rear yard adjacent to such district or use shall consist of a landscaped and planted buffer strip twenty-five (25) feet in width and running the length of the rear yard.
- E. **Supplementary Regulations.**
1. **Site Plan Review.** *See Section 807.B*
  2. **Natural Hazard Areas.** Areas within the Natural Hazards District are subject to all requirements of Section 302 of this Resolution.
  3. **Refuse Storage.** All outdoor refuse storage areas shall be screened from view from adjacent properties. All refuse shall be stored in rodent proof containers or enclosures. Refuse storage areas shall be maintained in a neat and orderly fashion so as not to attract insects, rodents or other pests.
  4. **Water and Sewer.** Central water and sanitary sewer services are required for all uses in the HC District. No use of land shall be established until connections to central water and sanitary sewer services are installed and approved by the County Engineer; <sup>12</sup>**however**, an existing home/structure/building may be converted to a permitted/conditional commercial use with the Ohio EPA approval of the existing septic system and/or well water system.

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<sup>12</sup> Added 09-02-2015

5. **Outdoor Storage-Screening.** Outdoor storage areas shall be totally screened from view from all public rights-of-way and from all adjacent residential districts by landscaping, walls, fences or topography. Outdoor storage shall not occur in any required front yard or in any yard adjacent to a residential district.

<sup>13</sup> *Highway Commercial/light Industrial Performance Standards*

6. **Sexually Oriented Business**

- a. It is the purpose and intent of the provisions of this Zoning Resolution which specifically apply to sexually oriented businesses to regulate such business with the intent of promoting the health, safety, and morals of the citizens of the Township, establishing reasonable and uniform regulations to prevent any deleterious location and concentration of businesses within the Township, thereby reducing or eliminating the adverse secondary effects from such businesses. The provisions of this Zoning Resolution have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is not the intent nor effect of this Zoning Resolution to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor the effect of this Zoning Resolution to condone or legitimize the distribution of obscene material. The provisions of this Zoning Resolution have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative material including sexually oriented materials.
- b. A sexually oriented business shall comply with the following supplementary regulations, in addition to compliance with all other requirements of this Zoning Resolution:
1. No sexually oriented business shall be located on a lot which is located within five hundred (500) feet of a lot on which another sexually oriented business is located.

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<sup>13</sup> Added 01-15-2014 Removed 09-02-2015

2. No sexually oriented business shall be located on a lot which is located within six hundred (600) feet of a residential or LC District.
  3. No sexually oriented business shall be located on a lot which is located within one thousand (1,000) feet of a lot containing a church, library, public park, playground, daycare center, school, campground, sports field or any institution where children are kept day or night.
  4. Measurement of required distances in paragraphs 1, 2 and 3 shall be made in a straight line without regard to intervening structures or objects between the points of each of the subject properties which are nearest one another.
  5. No more than one sexually oriented business shall be operated, established or maintained within a building or structure.
  6. Structures will be designed to prevent internal activities or displays from being visible from the outside.
- c. A sexually oriented business that is legally located per these regulations does not become non-conforming if one of the protected uses as in 306.E.6.b.3 locates within a designated buffer area.