

**ARTICLE 9**  
**HIGHWAY BUSINESS DISTRICT (HBD)**

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**Section 9.10 Purpose**

The purpose of this district is to permit a wide range of highway-oriented business, retail, and service uses. It is further the intent of this district to encourage uses that serve the needs of customers who are most likely to arrive in personal vehicles. As such these uses are generally located near the interstate interchange and along major streets and away from concentrations of single family residences.

Further objectives of this Article include:

- A. To provide space for highway-oriented commercial uses
- B. To provide adequate and appropriate separation and/or buffering of general business uses and residential or less intensive commercial areas

**Section 9.20 Principal Permitted Uses**

No building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance.

- A. Automobile, truck, motorcycle, trailer, recreational vehicle or boat, dealerships, either new or used
- B. Automobile and other vehicle wash facilities
- C. Automotive fueling stations including those combined with convenience stores, or automotive fueling stations and automobile service centers/stations, without accessory or combined convenience stores

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- D. Bus passenger stations. Family Entertainment Centers which contain uses such as recreation, amusement, go-cart, batting cages, booler boats, etc.
- E. Business service establishments, such as office machine repair, printing, blueprinting
- F. Commercial parking lots and structures
- G. Essential public services, including storage yards for the same
- H. Public, quasi-public, and institutional uses such as, but not limited to, municipal buildings and offices, courthouses, public off-street parking facilities, libraries, museums, public safety facilities, parks, post offices, civic centers, and storage yards for the same
- I. Drive-in or drive-through restaurants or other drive-in or drive-through establishments serving food and/or beverages.
- J. Hotels, motels, and bed and breakfast inns
- K. Lumber yards and building supply centers
- L. Off-Premise Advertising Signs (Billboards)
- M. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, including service or storage yards, when operating requirements necessitate the locating within the district in order to serve the immediate vicinity
- N. Rental facilities and all restaurants
- O. Retail establishments whose principal activity is the sale or rental of merchandise within a completely enclosed building of less than sixty-thousand (60,000) square feet of gross floor area, including supermarkets and commercial centers
- P. Theaters, cinemas, assembly halls, community centers, or similar places of assembly, when conducted completely within enclosed buildings
- Q. Churches and other facilities normally incidental thereto



- R. Accessory structures and uses customarily incidental to the above permitted uses, including drive-through service windows

### **Section 9.30 Special Uses**

The following uses shall be considered conditional and shall require a special use approval, and shall comply with any applicable special use requirements of Article 21:

- A. Business schools, colleges, universities, or private schools operated for a profit.
- B. Commercial greenhouses, nurseries, and garden centers, billboards per Section 1.40 and Section 19.65.
- C. Indoor recreational centers such as, but not limited to bowling alleys, roller and ice skating rinks, pool or billiard halls, pinball and mechanical device arcades, and other general indoor recreation facilities.
- D. Mobile home sales and marketing, excavation equipment and sales, machinery, or farm implement sales, either new or used.
- E. Open air business uses, such as but not limited to, retail sales of trees, shrubs, plants, flowers, topsoil, fruit, vegetables, and miniature golf.
- F. Hospitals. Telecommunication antennas in accord with Section 14.76.
- G. Self-storage units
- H. Veterinary hospitals and clinics with outdoor pens, boarding, or other similar uses.
- I. Other commercial uses not specifically stated or implied elsewhere which, in the determination of the Planning Commission, are similar to the principal permitted uses provided herein, and in harmony with the character of the District and the purpose and intent of this Article and the Village of Mattawan Master Plan.



## **Section 9.40 Development Requirements**

The following requirements shall be met within a Highway Business District (HBD):

- A. Site plan approval for all permitted and conditional uses as specified in Article 15 of this Ordinance.
- B. Off-street parking, loading, and access management standards for all uses as specified in Article 20 of this Ordinance.
- C. Signs for all uses as specified in Article 19 of this Ordinance.
- D. Height, area, lot coverage, yard regulations, building mass, and yard regulations as specified in Article 16 of this Ordinance.
- E. Landscaping requirements as specified in Article 18 of this Ordinance.
- F. A 25' wide green buffer shall be maintained between the expressway right of way and adjacent parking lots and roads.

