

**Brimfield Township
Chapter 3**

Section 310.00 Highway Commercial District (H-C)

Section 310.01 Purpose

The purpose of the Highway Commercial Zoning District is to encourage the development of areas surrounding highway interchanges and along major arterials and their intersections with higher intensity commercial land uses that need the locational advantages provided by highway arterials such as: accessibility, visibility, and nearness to large volumes of passing traffic. Development within this district is to be compatible with the surrounding environment and the characteristics of the site on which it is located, and not impair the operational aspects of the road. The district is also intended to serve the needs of the motoring public.

Section 310.02 Uses

Within the H-C Zoning District, no building, structure or premise shall be used, arrange to be used, except for one or more of the following uses:

A. Permitted Uses:

1. Deleted. (8/7/2024) (#2024-277)
2. Banks and Other Financial Institutions.
3. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, restaurants (sit down and carry out), pizza shops, and ice cream parlors.
4. Mixed-use structures containing any combination of permitted uses.
5. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the H-C Zoning District.
6. Deleted (10-7-2021) (#2021-284)
7. Signs as regulated by Chapter 7.

B. Conditionally Permitted Uses:

1. Deleted. (8/7/2024) (#2024-277)
2. Car washes, subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 39.
3. Car and truck leasing, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18.

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4. Gasoline service stations, subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 49.
5. Hotels and motels subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 5, 6, 8, 11, 12.
6. Mixed-use facilities containing any combination of permitted and/or conditionally permitted uses, subject to the combination of applicable requirements and provisions of Chapter 4 and Section 400.10.B.
7. Motor vehicle sales/repair facilities to include but not limited to automobiles, boats and farm equipment, subject to the provisions of Chapter 4 and Section 400.10.B subsections 9, 12, 18, 22.
8. Park and ride lots, subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 55.
9. Private parking lots and garages ("pay-to-park" lots), subject to the provisions of Chapter 4 and Section 400.10.B subsections 6, 7, 12, 18, 57.
10. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 10 and 11 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 5, 8, 12, 21, 59.
11. Wireless telecommunication service facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 63.
12. Deleted (10-7-2021) (#2021-284)

Section 310.03 Area, Yard and Height Requirements

- A. Minimum Lot Area: One (1) acre exclusive of road right-of-way.
- B. Minimum Frontage on a Dedicated Street:
 1. Lots with partial or no road frontage on a cul-de-sac circle: One-hundred (100) feet.
 2. Lots with total road frontage on a cul-de-sac circle: Sixty (60) feet.
- C. Minimum Lot Width at Minimum Building Setback Line for Lots: One-hundred (100) feet.
- D. Minimum Rear Yard Width: Fifty (50) percent of required frontage.
- E. Minimum Front Yard Setback:
 1. Lots with partial or no frontage on a cul-de-sac circle: Fifty (50) feet.

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2. Lots with total frontage on a cul-de-sac circle:

The distance at which a one-hundred (100) feet lot width is achieved, as measured along a straight line intersecting both side lot lines an equal distance from the road right-of-way, however, the minimum front yard setback cannot be less than fifty (50) feet from the road right-of-way.

F. Minimum Rear Yard Depth:

1. Thirty (30) feet.
2. Where adjacent to residential district, then minimum rear yard depth shall be forty (40) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

G. Minimum Side Yard Width

1. Twelve (12) feet
2. Where adjacent to residential district, then minimum side yard depth shall be twenty (20) feet. Within this increased setback, a landscaped buffer of at least five (5) feet or a complete screen shall be provided.

H. Maximum Building Height:

1. Main building: Forty (40) feet; for every additional foot vertical requires additional two (2) feet horizontal setbacks to maximum building height of sixty (60) feet. Any building over forty (40) feet in height requires Fire Chief approval. (4/30/2024) (#2024-105)
2. Accessory buildings: as specified in Section 510.03

Section 310.04 Maximum Lot Coverage

The maximum lot coverage per parcel to be covered by buildings and other impervious surfaces shall not exceed eighty (80) percent of the total lot area, providing all yard set back distances and landscape requirements are satisfied. Yard areas are to be grassy and landscaped.

Section 310.05 Parking and Loading Requirements

Parking and loading requirements as specified in Chapter 6.

Section 310.06 Driveway and Access Limits

Driveway and Access Limits shall be in accordance with the provisions of Chapter 6.

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Section 310.07 Landscape Buffering

Landscape buffering shall be in accordance with the provisions of Chapter 8.

Section 310.08 Outdoor Storage yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet to a maximum height of eight (8) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the wall. The maximum storage yard and/or building size shall be no greater than 5% of the maximum floor area of the principal building.