



**Department of
Land Use Services**
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***The following motion was made at the Otsego County Planning Commission September's meeting to recommend an amendment to the HX Highway Interchange Zoning District:

Motion made by Ms. Corfis to recommend to the Otsego County Board of Commissioners the addition to the HX Highway Interchange Zoning District allowing *Above-ground storage of flammable or hazardous material* with the listed requirements; Seconded by Ms. Nowak.

Motion approved unanimously.

- **BLUE:** All text in **blue** is proposed language.
- **BLACK:** All text in **black** is current language

CURRENT LANGUAGE FOR HX/HIGHWAY INTERCHANGE ZONING DISTRICT:

ARTICLE 14 HX HIGHWAY INTERCHANGE COMMERCIAL DISTRICT

INTENT:

The Highway Interchange Commercial land use category includes areas designated for commercial development, which are primarily Interstate access dependent. This district primarily serves thru traffic and tourist needs. Uses that are consistent with these areas include, but are not limited to, gasoline stations, lodging facilities, entertainment facilities, restaurant facilities and similar tourist related developments, as well as warehouses, storage buildings, wholesale facilities and other similar uses. This district is intended to serve traffic entering or leaving the Interstate. These areas may require municipal water and sewer services and/or other comparable forms of water and sewer services with approval by the municipality and District Health Department.

PERMITTED USES SUBJECT TO SPECIAL CONDITIONS in the zoning district only when access is from a service road. Access shall not be off Marlette Road in Otsego Lake Township and Mill Street in Corwith Township.

- 14.2.5 Retail uses over one hundred thousand (100,000) square feet
- 14.2.6 Offices and showrooms of plumbers, electricians, decorators or similar trades, with outdoor storage
- 14.2.7 Rental shops with outdoor storage
- 14.2.8 Nursery sales and garden supply centers with outdoor display areas
- 14.2.9 Lumber yards, building material suppliers, and home improvement centers, with outdoor storage
- 14.2.10 Rifle or pistol ranges when within a completely enclosed building as an accessory use
- 14.2.11 Auto repair garages or auto body shop, including wrecker service, provided that outdoor storage of vehicles under repair be confined to the rear yard and screened from view
- 14.2.12 Sales, rental, and service centers for mobile home, modular home, manufactured homes, or farm equipment provided:
 - 14.2.12.1 Ingress and egress to the use shall be at least sixty (60) feet from the intersection of any two streets.
 - 14.2.12.2 The arrangement of vehicles stored in the open shall be uniform, following the patterns established for off street parking lots.
 - 14.2.12.3 No sales or display shall occupy any public street or road right-of-way; and, further, must be set back at least twenty (20) feet from the front property

PROPOSED LANGUAGE FOR HX/HIGHWAY INTERCHANGE ZONING DISTRICT:

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- 14.2.13 Above-ground storage of flammable or hazardous material provided:**
 - 14.2.13.1 Aggregate storage above 5000 gallons up to 20,001 gallons shall be in a single tank**
 - 14.2.13.2 Signage on the tank shall be limited to that which is statutorily required by law. Advertising signage of any type will be prohibited on the tank.**
 - 14.2.13.3 Tank location is to be a minimum of fifty (50) feet from the traffic pattern on the site**