

SECTION 1610. AUTOMOBILE SERVICE STATION

- A. **Intent.** It is the intent of this section to exercise a measure of control over service stations and permitted buildings, and their sites, and to establish a basic set of standards within which individual solutions may be developed to meet the retail service needs of motor vehicles. The objectives of the regulations set forth in this section are to:
1. Promote the type of development which will be compatible with the other land use activities located in areas where service stations will be constructed.
 2. Control those aspects of service station design, site layout and operation which may, unless regulated, be damaging to surrounding uses of land.
 3. Minimize the traffic congestion and safety hazards which can be in service station activity.
- B. **Uses That May Be Permitted.** Gasoline service stations PROVIDED such accessory uses and services are conducted wholly within a completely enclosed building. Body repair, engine overhauling, steam cleaning or other mechanical or physical modifications to motor vehicles is specifically prohibited.
- C. **Site Development Requirements.** The following requirements for site development, together with any other applicable requirements of this Ordinance shall be complied with:
1. Minimum site size. Fifteen thousand (15,000) square feet with a minimum width of one hundred fifty (150') feet.
 2. Site location. The proposed site shall have at least one (1) property line on a principal or minor arterial.
 3. Building setback. The service station building, or permitted buildings shall be setback fifty (50') feet from all street right-of-way lines and shall not be located closer than fifty (50') feet to any property line in a residential district unless separated from there by a street or alley.

No installations, except walls or fencing and permitted signs, lighting and essential services, may be constructed closer than twenty (20') feet to the line of any street right-of-way.

Hydraulic hoists, pits and all lubrication, greasing, automobile washing and repair equipment shall be entirely enclosed within a building.

4. Access drives. No more than one (1) driveway approach shall be permitted directly from any principal or minor arterial nor more than one (1) driveway approach from any other street, each of which shall not exceed thirty-five (35') feet in width at the property line.

If the service station or permitted building site fronts on two (2) or more streets, the driveways shall be located as far from the street intersection as practicable.

No driveway or curb cut for a driveway shall be located within ten (10') feet of an adjoining property line and shall be no less than twenty-five (25') feet from any adjacent lot within an R-District as extended to a curb or pavement.

5. Curbing and paving. A raised curb at least six (6") inches in height shall be erected along all of the street property lines, except at driveway approaches. The entire service area shall be paved with a permanent surface of concrete or asphalt.
6. Fencing. A solid fence or wall six (6') feet in height shall be erected along all property lines abutting any lot within a residential district.
7. Lighting. Exterior lighting shall be so arranged so that it is deflected away from adjacent residential districts and adjacent streets.