

Section 7.14 Vehicle Repair Shops and Service Stations

A. Compliance with Table 3-4: See Table 3-4 for standards pertaining to minimum lot area, width, frontage, and yard setbacks, and maximum building height and lot coverage, except as follows:

1. Minimum lot area shall be 20,000 sq. ft.
2. All buildings shall be setback a minimum distance of fifty (50) feet from road right-of-way lines and any shared lot line segment in a Residential District.
3. Fuel pumps, pump canopies, and above and below ground storage of fuel and other flammable materials shall be setback a minimum distance of twenty-five (25) feet from all lot lines. Setbacks for canopies shall be measured from the edge of the canopy.

B. Additional Standards and Requirements:

1. The lot shall have frontage on a paved road classified by the County Road Commission as a primary road according to PA 51 of 1951, and take its access from such road.
2. No more than one (1) access drive shall be provided along each road frontage except upon a determination by the site plan approving body that anticipated traffic levels warrant additional drives and the frontage is of adequate length to safely accommodate an additional driveway and anticipated turning patterns.
3. No driveway shall exceed thirty-five (35) feet in width, and in the case of a corner lot, a driveway shall be set back from the intersection of the two roads as far as reasonably practical.
4. Hydraulic hoists, service pits, lubricating, greasing, washing, and repair equipment and operations shall be located within a completely enclosed building, excluding air and water hoses, and all storage of vehicle parts and dismantled vehicles, and repair work, shall occur in such building.
5. Vehicles rendered inoperative for any reason, and vehicles without current license plates and registration, shall not be maintained on the property for more than fifteen (15) days. Such vehicles shall be parked or stored in a building, or behind a fully screened area in a side or rear yard and with no less than a six (6) foot high fence, wall and/or berm. Such fence or wall shall be set back a minimum of twenty (20) feet from side and rear lot lines.
6. There shall be no outdoor storage of fenders, mechanical or engine parts, tires or other vehicle parts or materials, and there shall be no outdoor storage of equipment, supplies, or other materials except as provided by subsection (5) in the case of inoperative vehicles.
7. All lighting mounted to the underside of a canopy shall be fully recessed.
8. A solid wall, fence and/or berm, of a minimum height of six (6) feet, shall be erected to screen views from lots in Agricultural and Residential Districts.
9. The application shall identify the extent, quantities, and types of explosive, flammable, or otherwise hazardous materials that may be used, and the measures to be used for proper handling, storage, and disposal of such materials.