

CHAPTER 11 ZONING DISTRICTS AND DISTRICT PROVISIONS

ORDINANCE 1175 SERVICE STATION STANDARDS

Section 1175.01: Lot Size.....1175-1
Section 1175.02: Setbacks1175-1
Section 1175.03: Curb and Gutters.....1175-1
Section 1175.04: Fencing and Screening.....1175-1
Section 1175.05: Vehicles1175-1
Section 1175.06: Exterior Storage.....1175-1
Section 1175.07: Screening1175-1
Section 1175.08: Architecture1175-1
Section 1175.09: Outdoor Displays.....1175-1
Section 1175.10: Other Activities.....1175-1

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Section 1175.01: LOT SIZE. A service station site shall be a minimum of 20,000 square feet in size.

Section 1175.02: SETBACKS. The building or buildings shall be set back at least thirty-five feet from the street right-of-way. Near residential districts, the service station buildings, signs, and pumps shall be a minimum of twenty-five (25) feet from adjoining property. In commercial areas, the structures shall be set back at least ten feet from adjoining property.

Section 1175.03: CURB AND GUTTERS. Curbs and gutters shall be installed on all streets giving access to the station. There shall be a six-inch curb along all interior driveways.

Section 1175.04: FENCING AND SCREENING. When adjacent to residential property, there shall be a screening fence approved by the Zoning Administrator. When adjacent to commercial property, there shall be a bumper-type fence about eighteen inches high between the station and the adjacent commercial property.

Section 1175.05: VEHICLES. No vehicles shall be parked on the premises other than those utilized by employees or awaiting service. No vehicle shall be parked or be waiting service longer than 15 days.

Section 1175.06: EXTERIOR STORAGE. Exterior storage besides vehicles shall be limited to service equipment and items offered for sale and outdoor displays. Exterior storage of items offered for sale shall be within yard setback requirements and shall be located in containers such as the racks, metal trays, and similar structures designed to display merchandise.

Section 1175.07: SCREENING. All areas utilized for the storage or disposal of trash, debris, discarded parts, and similar items shall be fully screened. All structures and grounds shall be maintained in an orderly, clean, and safe manner.

Section 1175.08: ARCHITECTURE. The station shall be of a design that is compatible with the surroundings.

Section 1175.09: OUTDOOR DISPLAYS. The storage of used tires, batteries, and other such items for sale outside the building shall be controlled; such items shall be displayed in specially designed containers and be limited to one or two areas well back from the street right-of-way line. Junk cars, empty cans, and other unsightly materials will not be permitted in an area subject to public view.

Section 1175.10: OTHER ACTIVITIES. Business activities not listed in the definition of service stations and not incidental to the business in this Ordinance are not permitted on the premises of a service station unless a conditional use permit is obtained specifically for such business. Such activities include but are not limited to the following: a) automatic car and truck wash, b) rental of vehicles, equipment, or trailers; and c) general retail sales. Gas pumps located at and a part of other types of business establishments shall require a conditional use permit.