

55-180. AUTOMOTIVE FILLING STATIONS. [Amended 8-17-98 by Ord. No. 1998-13 § 10—12; Ord. No. 1998-14 § 8—11]

- A. All storage areas, trash facilities, pits, lifts and working areas shall be within a building except as approved by the Board as part of a site plan application. All lubrication, oil changing, maintenance or similar activities shall be performed in an enclosed building, and no dismantled parts shall be placed outside.
- B. All gasoline pumps, air pumps and the islands upon which pumps are normally located shall be set back from the street line at least sixty (60) feet and from any other property line at least fifty (50) feet. A minimum space of twenty-five (25) feet shall exist between any two (2) islands and between any island and the service station building.
- C. No junked motor vehicle or part thereof and no unregistered motor vehicle shall be permitted outside an enclosed service station building. No more than six (6) motor vehicles may be located outside a service station

LU-745

building for a period not to exceed five (5) days, provided that the owners are awaiting the repair of said motor vehicles.

- D. The exterior display and parking of equipment for rent or sale shall be permitted, provided that the area devoted to this purpose is in addition to the minimum lot size required for a service station, the area devoted to this purpose does not exceed twenty percent (20%) percent of the total area of the entire site, the maximum sign area for a service station is not exceeded and that the location of the equipment being rented or sold does not interfere with the required off-street parking requirements for the service station and does not interfere with the traffic circulation indicated on the approved site plan.
- E. It is intended that service stations be designed compatibly with other permitted commercial or industrial uses in the zone in which they are located, that they not be stripped along the available highway frontage or at each quadrant of a convenient intersection and that they be located within shopping centers and in office and industrial complexes as an integral part of the overall design. Ingress and egress shall be designed to recognize the turning movements generated. These access points shall be coordinated with the access points required for nearby uses, frequency of intersecting side streets, minimizing left turns off collector and arterial streets and maintaining building setbacks compatible with the required setbacks and landscaping.
- F. Convenience stores or mini-marts may be permitted as an ancillary use to automotive filling stations provided that:
 - (1) They contain not more than two thousand (2,000) square feet of gross floor area;

- (2) Additional on-site parking for the convenience store is provided in accordance with § 55-173 (Minimum Parking Requirements) of this Code;
 - (3) The location and access for the convenience store does not impede or interfere with vehicular circulation to and from the fuel pumps.
- G. A canopy, consisting of a roof-like cover that is supported by one or more columns or stanchions, without side walls, used primarily to shield fuel pumps from the elements, shall be permitted subject to the following:
- (1) The minimum canopy setback shall be twenty-five (25) feet;
 - (2) The thickness of said canopy or the dimension measured from the topside to the underside of the canopy shall be greater than thirty (30) inches;
 - (3) The height of said canopy shall not exceed fifteen (15) feet as measured to the bottom of the canopy;
 - (4) All lighting shall be designed so as not to cause glare and whenever possible focused downward so as not to have any adverse effect upon surrounding properties or traffic safety. Any outdoor lighting, canopy lighting, legend or signage on the sides of the canopy or any other type of signs, and ornamental lighting shall be shown on the lighting plan in sufficient detail to allow a determination of the effects upon the surrounding area.