

NOTE 7 - MOTOR VEHICLE SERVICE STATIONS AND REPAIR GARAGES

1. Purpose

Automobile service stations (including service stations with a convenience store having a gross floor area of less than 1000 sq.ft.) and repair garages shall be permitted in the Highway Commercial District, provided that the following minimum requirements are met.

2. Minimum Requirements

- a. Such facility shall have a minimum site size of 40,000 square feet, with a minimum width of 200 feet.
- b. The height of a service station shall not exceed 1 story or 25 feet.
- c. There shall be a front yard setback of a minimum of 50 feet; 2 side yard setbacks of at least 25 feet for each side; and a rear yard setback of at least 50 feet.
- d. The means of vehicular access and egress at the facility must be clearly defined and controlled to insure safe and efficient operation of the facility and to assure safe integration of automotive traffic with other vehicular and pedestrian traffic.
- e. Exterior lighting shall be arranged so that it is deflected away from adjacent land uses and should be arranged so as not to obstruct or deter the visibility of drivers or pedestrians. No blinking or flashing lighting system shall be permitted.
- f. One paved off-street parking space shall be provided for every full time employee, plus 2 off-street parking spaces for each service bay. Such spaces shall be located in the rear or side yard of the site. When the service station includes a convenience store smaller than 1000 sq. ft. one parking space shall be provided for each 200 sq. ft. gross floor area of the convenience store. All parking spaces shall be designed as defined in this ordinance.
- g. Except for gasoline or oil sales, changing of tires and other similar minor automobile servicing, all other repair work shall be carried on in fully enclosed structures.

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(Cont'd)

- h. Outdoor storage of equipment or parts shall not be permitted.
- i. Signs, pennant, flags and all other advertising displays visible or audible from any public right-of-way are prohibited except as allowed under the Sign section of this ordinance.
- j. All gasoline and similar substances shall be stored underground at least 25 feet from any property line other than a street line. No gasoline pump shall be erected within 20 feet of any street or property line. All gasoline or petroleum storage service tanks shall be pressure tested at installation and every five (5) years thereafter and a sworn statement shall be submitted to the municipality stating that the tank is watertight.
- k. Landscaping shall be provided along the width of the front property line, exclusive of driveways, in a strip of a least 10 feet wide. Such landscaping shall consist of low growing shrubs. Whenever the rear of the site or structure may be viewed from a Residential District or from an adjoining street then a landscaped buffer strip shall be provided extending along the rear property line pursuant to standards defined in Note 1, Buffer Landscaping Requirements.