

NOTE 8 - NEW AND USED MOTOR VEHICLE SALES AND SERVICE ESTABLISHMENTS

1. Purpose

Automobile sales and service establishments shall be permitted in the Highway Commercial District, provided that: new car sales and service establishments operating as a manufacturer's franchise and represented new car automotive sales establishment and used car sales establishments shall be permitted subject to site plan approval by the Planning Board.

2. Minimum Requirements

a. Size of Site

The site of an automobile sales and services establishment shall be a minimum of 2 acres of land with a minimum frontage of 150 feet.

b. Height of Building

The height of the principal building of the automobile sales and service establishment shall not exceed 2 1/2 stories or 35 feet.

c. Building Coverage

The building and structures constituting an automobile sales and service establishment shall not cover or encompass more than 25 percent of total land area allocated to said establishment.

d. Setbacks

No part of any building shall be closer than 50 feet to the front or rear property line or 25 feet from the side property line. No automobiles shall be displayed closer than 25 feet from the front yard property line.

e. Front Yard Landscaping

A 10 foot wide landscaped buffer strip shall be provided along the front property line.

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- f. **Automotive Service Activity Related to New and Used Car Sales and Service Activity to be Enclosed**

All automotive service activities and operations shall be conducted within fully enclosed structures. No commercial gasoline stations shall be permitted. As part of a new or used car sales or service operation of a gasoline-dispensing facility which is an integral part of the said operation and is not open to the public may be permitted subject to Planning Board approval of the location of these facilities on the site.

- g. **Entrances and Exits**

All service entrances and exits shall be located at the rear or side of the principal building.

- h. **Lighting**

Lighting fixtures illuminating the front yard area of the site shall not exceed 30 feet in height and shall be ornamental and architecturally compatible with the building. Lighting facilities serving the site shall be arranged so as to deflect light downward and not create a glare upon contiguous land uses or streets.

- i. **Access and Egress for Traffic**

There shall be one curb cut permitted along the front property line of the site. All traffic access and egress points shall be so designed pursuant to Article V, Section 18 B.2., Parking Design Standards, to assure the safe circulation of vehicular traffic to and from the site.

- j. **Fences and Walls**

Fences or walls may be erected subject to the conditions set forth in this ordinance.

- k. **On-Site Parking**

See Note 9 of this Ordinance..