

## 7.15 Motor Fuel Stations

The building and premises for motor fuel stations shall meet the following requirements:

- a. Setbacks and Lot Requirements
  1. The setback of any overhead canopy or weather protection, free-standing or projecting from the station structure shall be not less than ten (10) feet from the street right-of-way line nor less than twenty (20) feet from an adjacent property line.
  2. The total height of any overhead canopy or weather protection shall not exceed twenty (20) feet in height.
  3. Open dead storage of motor vehicles, other than motor vehicles for rent, shall not be permitted for a period of more than forty-eight (48) hours.
  4. All goods for sale by a motor fuel station convenience store other than those generally required for the operation and maintenance of motor vehicles shall be displayed within the principal motor fuel station structure.
  5. Each motor fuel station shall be architecturally designed so as to be as compatible as possible with the general architectural intent of the area in which it is located.
  6. For the purposes of architectural appropriateness each and every side of a motor fuel station shall be considered as front face.

	Lot Width	Front Yard	Adjacent to Another Lot	Adjacent to Street	Rear Yard	Pump Setback
Interior Lot Station	150'	60'	30'	60'	30'	25'
Corner Lot Station	200'	60'	30'	60'	30'	30'
With Trailer or Motor Vehicle Rentals	200'	60'	Either side yard 60' not adjacent to street or rear yard 50' other yard 30' (see side yard)			

b. Access Driveways and Parking Areas

1. Access and parking areas shall be designated so as to provide an adequate means of access to a public street. Said driveway access shall not exceed twenty-two (22) feet in width at the public street right-of-way line and shall be so limited so as to cause the least interference with the traffic movement.
2. All public parking areas shall have access off drive-ways and not directly off a public street. All outside parking spaces shall be clearly marked on the pavement.
3. Motor Fuel Stations and Motor Fuel Station Convenience Stores - A minimum of four (4) outside parking plus three (3) additional outside parking spaces for each enclosed service stall shall be provided. One (1) additional outside parking space shall be provided for each one hundred and fifty (150) square feet of floor space devoted to retail sales in a motor fuel station convenience store.
4. The distance from a drive-way to the intersection of two streets shall not be less than thirty (30) feet measured along the curb line with the property line and the point of tangency of the curb lines with the curb return of the driveway, provided, however, that if, in the opinion of the City Engineer, present or future traffic conditions warrant greater distances, such greater distances, such greater distances shall be required subject to approval by the City Council.

5. The minimum distance between driveways shall be twenty-five (25) feet measured at the property or street right-of-way line; provided however, that if, in the opinion of the City Engineer, present or future traffic conditions warrant greater distances, such greater distances shall be required subject to approval by the City Council.
6. The minimum driveway angle to the street shall be forty-five (45) degrees unless otherwise recommended by the City Engineer and approved by the City Council.
7. The distance from a driveway to the property line of an adjacent property shall not be less than five (5) feet measured along the curb line between the point of intersection of the curb line with the property line extended and the point of tangency of the curb line with the curb return of the driveway unless otherwise recommended by the City Engineer and approved by the City Council.

c. Landscaping and Sign Requirements

1. A minimum ten (10) foot landscaped yard shall be planted and maintained behind the property line along all adjacent public streets.
2. A landscaped yard not less than five (5) feet wide shall be maintained along exterior property lines except at driveway entrances.
3. The entire motor fuel station site, other than that part devoted to landscaping and structures shall be surfaced with concrete or bituminous surfacing to control dust and provide adequate drainage, and such surfaces shall be designed to meet the requirements of a minimum four (4) ton axle load.
4. Whenever a motor fuel station abuts an "R" District, a fence or compact evergreen hedge not less than fifty (50) percent opaque nor less than six (6) feet high shall be erected and maintained along the side and rear property line that abuts the "R" District. Application of this provision shall not require a fence within fifteen (15) feet of any street right-of-way line.
5. All trash, waste materials, and obsolete automobile parts shall be stored within a separate enclosure behind the principal structure of the motor fuel station.

6. All interior curbs shall be constructed within the property lines to separate driving and parking areas from landscaped areas. Such curbing shall be constructed of concrete and shall be of a six (6) inch non-surmountable design.
7. All rental campers, trailers or motor vehicles shall be stored within the rear and/or side yard not adjacent to the street. Said rentals shall not be stored within the front yard setback nor the side yard adjacent to the street.
8. Notwithstanding anything to the contrary in other sections of this Ordinance, the following requirements shall be observed for signs for motor fuel stations.

Motor fuel stations shall have no more than one (1) pedestal type business identification sign not to exceed twenty-five (25) feet in height erected within any yard except that no part of said sign shall be less than ten (10) feet from a property line measured as a horizontal distance. No part of said sign surface shall be less than sixteen (16) feet vertical distance from the grade of the nearest driveway or parking area. The pedestal shall not be less than five (5) feet from a driveway at its nearest point. Said sign shall have no more than three (3) faces and shall not exceed more than one hundred (100) square feet per face.

d. Lighting

All outdoor illumination shall be provided with lenses, reflectors or shade which will concentrate the light upon the premises so as to prevent any undue glare or rays of light there from being directly visible upon any adjacent street, roadway, or adjacent property.