



AUTO REPAIR STANDARDS

- Sec. 41-19. Automobile repair.** Automobile repair is the repair of motor vehicles, including the repair or replacement of engines and transmissions, body and fender repair, and the installation of nonfactory-installed products except those specified in section 41-20.
- Sec. 41-20. Automobile servicing.** Automobile servicing is the servicing and minor repair of motor vehicles, including the replacement of belts, hoses, batteries, tires, shock absorbers, oil and air filters, chassis lubrication, air conditioning servicing, wheel alignments, replacement of brake pads, and engine tuneups.
- Sec. 41-151. Service station.** A service station is a filling station which supplies motor fuel and oil to motor vehicles and which may also include automobile servicing, the sale of motor vehicle accessories, and other retail sales.
- Sec. 41-366. Operational standards in the C1 district.**
- (e) Service stations and automobile servicing: No automobile servicing within three hundred (300) feet of property used or zoned for residential purposes shall be conducted before 6:00 a.m. or after 10:00 p.m. on any day of the week.
- Sec. 41-378. Operational standards in the C2 district.**
- (c) Service stations, automobile servicing, and automobile repair are subject to the following requirements:
- (1) No outdoor overnight vehicle storage is permitted except as permitted by section 41-613.2.
- (2) No auto repair or auto body activity within three hundred (300) feet of property zoned or used for residential purposes shall be conducted before 7:00 a.m. or after 9:00 p.m. on any day of the week.
- Sec. 41-374. Standards for service stations and automobile servicing in the C1 district.** In addition to the provisions of this chapter, the following minimum standards apply to service stations and automobile servicing:
- (1) *Driveways:*
- (a) Sites with only one (1) street frontage shall have no more than two (2) driveways.
- (b) Sites with frontage on more than one (1) street are subject to the following requirements: For lots under forty thousand (40,000) square feet:
1. There shall be no more than two (2) driveways on one (1) of the abutting streets.
 2. There shall be no more than one (1) driveway on all other abutting streets, except as otherwise approved by the zoning administrator based on a traffic analysis study.

- (c) Driveways shall not exceed thirty-five (35) feet in width when more than one (1) exists on a street frontage.
 - (d) Traffic analysis studies supporting additional driveways shall consider on-site and off-site traffic circulation as well as intersection capacity, traffic counts and other pertinent data.
- (2) *Landscaping:* Landscaping shall be installed in accordance with the standards applicable to commercial development generally, subject to the following:
- (a) A five-foot landscaped yard shall be provided along the side and rear lot lines where such area is not occupied by a building or appurtenant structure.
 - (b) On sites less than forty thousand (40,000) square feet in lot size, a reduction in landscaping may be granted by the zoning administrator as necessary for public safety or traffic circulation reasons.

Sec. 41-385. Standards for automobile repair in the C2 district. In addition to the commercial development standards, automobile repair uses are subject to the following:

- (1) A ten-foot minimum width planter shall be provided along the side or rear property line which abuts property zoned or used for residential purposes, except when such area is occupied by a building.
- (2) Driveways on corner lots shall not be located closer than five (5) feet from the corner radius.

Sec. 41-386. Service stations and automobile servicing in the C2 district. In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of section 41-374.

Sec. 41-418. Service stations, automobile servicing, and automobile repair in the C4 district. In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of 41-374, and automobile repair is subject to the requirements of 41-385.

Sec. 41-431. Service stations and automobile servicing in the C5 district. In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of section 41-374.

Sec. 41-480. Service stations, automobile servicing, and automobile repair in the M1 district. In addition to the provisions of this chapter for commercial uses, service stations and automobile servicing are subject to the requirements of 41-374, and automobile repair is subject to the requirements of 41-385.

Sec. 41-689. Nonconforming service stations. When a nonconforming service station is rehabilitated or intensified, or a use is changed on the premises, the fifteen-foot street frontage setback requirement may be reduced, provided that an equivalent area of landscaping is provided at a location on-site in the view of the public street and approved by the planning manager.

Sec. 41-1347. Automobile repair and automobile servicing.

- (a) The minimum off-street parking requirements for automobile repair and automobile servicing facilities are as follows: Five (5) spaces for each one thousand (1,000) square feet of gross floor area.
- (b) Vehicle repair bays in automobile repair and automobile servicing facilities shall not be counted as parking spaces.

SERVICE STATION DESIGN AND DEVELOPMENT STANDARDS

In addition to the zoning standards applicable for this use, the following design standards apply to service stations and accompanying uses:

- (1) A five (5) foot minimum planter should be provided around the footprint of all buildings except at pedestrian and vehicular entrances to said building where feasible.
- (2) A three (3) foot high berm and/or hedge shall be provided in planters required along all streets.
- (3) Where commercial development abuts the service station two-way vehicular access integrated with the adjacent commercial development should be provided where feasible.
- (4) A six (6) foot high minimum solid masonry wall shall be provided along the side and rear property lines. Notwithstanding, said wall shall not exceed 42 inches in height within 15 feet of the property line abutting a street. If the site is abutting a commercial development, the wall height requirement may be deleted or reduced by the Planning Manager. Flowering vines should be planted at intervals along the wall to discourage graffiti.
- (5) Parking for retail uses in conjunction with motor fuel sales should be located adjacent to the sides or front of the retail use or in close proximity to the primary customer entrance.
- (6) Where retail sales are provided in conjunction with motor fuel sales, a safe pedestrian path shall be provided from the required on-site parking to the main customer entrance.
- (7) Storefronts for retail uses in conjunction with motor fuel sales shall have a minimum of 50 percent of the storefront facing a public street in clear glass.
- (8) Cash registers for retail uses in conjunction with motor fuel sales shall be located in the direct line of sight of the abutting primary street.
- (9) Service station buildings shall be designed in consideration of the context of the site and area. The design shall complement and be compatible with the predominant architectural theme of the area or with the integrated center if such a station is developed within a center.
- (10) All pump island canopies shall be designed with a hip, gable, barrel vaulted, or other roof system to match the architecture of a detached main building.
- (11) Cashier kiosks, under canopy and ancillary structures shall compliment the architecture of the main building.
- (12) Parallel parking spaces should be avoided.
- (13) A fuel delivery truck lane shall be provided through the site with a 40 foot minimum turning radius and provision for right side unloading of the vehicle into the underground tanks.

- (14) Building elevations containing service or repair bays should not face toward a public street nor toward residential property if the elevations are within 300 feet of property zoned or used for residential purposes.

AUTO SERVICING AND AUTO REPAIR DESIGN AND DEVELOPMENT STANDARDS

In addition to the zoning standards applicable for this use, the following design standards apply to auto body and auto repair uses:

- (1) A three (3) foot high berm and hedge shall be provided in the planters required along all street frontages.
- (2) Driveway access on through lots should not be allowed onto streets primarily servicing property zoned or used for residential purposes.
- (3) Building elevations containing service or repair bays should not face toward a public street nor toward residential property if the elevations are within 300 feet of property zoned or used for residential purposes.
- (4) A centralized utility care area should be provided containing the loading zone required by 41-417 (ii), the trash enclosure required by 42-623, utility meters, transformers and equipment rooms. Such utility core should be adjacent to and easily accessible to the service/utility entrance of the building.
- (5) A six (6) foot high minimum masonry block wall shall be provided along side and rear property lines not abutting public streets. Walls or fences excluding chain-link shall not exceed 42 inches high within 15 feet of public streets. If the site abuts a commercial development, the Planning Manager may reduce or delete the wall requirement. Flowering vines should be planted at intervals along the wall to discourage graffiti.
- (6) Exterior building elevations facing public streets shall be a minimum of 50 percent of the storefront in clear glass.
- (7) A five (5) foot minimum planter should be provided around the footprint of all building elevations except at pedestrian and vehicular entrances to said building and at any building elevation abutting a landscaped perimeter yard.
- (8) A safe pedestrian path should be provided from the required on-site parking to the primary customer entrance.
- (9) Security fencing, if provided in addition to the perimeter masonry wall, shall be of a decorative design compatible with the masonry wall, shall be of a decorative design compatible with the building architecture. All gates and fencing shall remain free of signs or other advertisements. Gates shall remain open during business hours and shall satisfy Public Works Agency requirements for vehicular stacking. Barbed wire, if used, shall be mounted below the top of the masonry wall and screened from view. Chain link shall not be utilized.
- (10) Auto repair buildings shall be designed in consideration of the context of the site and area. The design shall complement and be compatible with the predominant architectural theme of the area or of the integrated development site if the auto repair facility is within such a development.