

**Chapter 16.90**  
**Automobile Service Stations, Automobile Service Stations, Wrecking Yard or  
Junkyard**

**16.90.000    General Provisions**

Special uses included in this Section are uses which, due to their effect on surrounding properties, must be developed in accordance with special conditions and standards. These conditions and standards may differ from the development standards established for other uses in the same Zoning District. When a dimensional standard or a special use differs from that of the underlying district, the standard for the special use shall apply.

**16.90.005    Subject to Site Plan Review, Minimum Lot Size**

The minimum lot size for a service station site shall be 12,000 square feet. The minimum street frontage on the major traffic carrying street of a corner lot shall be 100 feet. The minimum street frontage for a service station site on an interior lot shall be 100 feet.

**16.90.010    Setbacks**

Service stations shall be set back from property lines not less than 10 feet. Attached or free-standing canopies may not extend closer than 10 feet to the property line. The minimum 10 foot distance between property line and building shall be landscaped, as a continuum of the service station's required landscaping.

**16.90.015    Landscaping**

Shall be installed and maintained, according to the requirements of the underlying zone. Plans for landscaping shall be approved during site plan review.

**16.90.020    Screening**

A sight obscuring fence, or wall, not less than 6 feet high or more than 8 feet high per dumpster, and an evergreen hedge planted, at a minimum of 4 feet high, and capable of obtaining 6 feet high in height shall be provided between the service station and abutting property in a residential zone. Said wall or fence, and hedge shall be reduced to 2 ½ feet height in vision clearance areas. A screened trash enclosure shall be provided for each dumpster/trash receptacle area.

**16.90.025    Lighting**

Lighting shall be of such illumination, direction, color, and intensity as not to create a

nuisance on adjacent property, or to create a traffic hazard. Wiring for the business and its signs and fixtures shall be underground.

### **16.90.030 Other Requirements**

No storage of inoperative automobiles, or parts thereof, shall be permitted except in enclosed structures for any period exceeding 72 hours. Off-street parking spaces shall be provided for each attendant of the largest shift. Sales, storage, and display of merchandise shall be conducted within a building, except for gasoline, oil, windshield wiper blades, and other accessories of like size. Use of property may include minor auto repair, sales and installation of accessories, tune-ups, tire repair, emergency vehicles repair, and any other sale, service or activity customarily incidental to the operation of a service station where such other sale, service, or activity would otherwise be permitted within the zone.

Before being issued a conditional use permit in the M-2 zoning district, an automobile wrecking yard or junkyard shall meet the following requirements:

1. The yard shall be enclosed and screened from public view by a sight-obscuring fence not less than six feet in height.
2. All automobiles, wrecked or otherwise, shall be kept inside the fenced area at all times, except that vehicles belonging to customers may be parked outside of the enclosed area while at the establishment of business, not to be parked overnight.
3. All sales, display, storage, repair or other handling of products, merchandise, equipment and other articles shall occur from an enclosed building or within the fenced area.
4. If applicable, the proposal shall conform to state regulations.

### **16.90.035 Abandonment**

Whenever a service station is not used for a continuous period of nine months, all structures and facilities above and below ground shall be removed by the owner. Operation for at least 90 consecutive days shall be required to interrupt the continuous nine months or be declared to be a nuisance subject to abatement as provided in nuisance procedures.