

**820 SERVICE STATIONS**

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820.01 CONDITIONAL STANDARDS

- A. Location: No service station at which gasoline or any other motor vehicle fuel is sold shall be located closer than 200 feet from any school, public playground, church, or institution for dependents or children.
- B. Dimensional Standards:
  - 1. No structure shall be erected closer than 32 feet from the centerline of any public, county, or state road.
  - 2. Minimum Front Yard Setback:
    - a. Signs, gasoline pumps, pump islands, and enclosed buildings, excluding attached or detached canopies: 15 feet.
    - b. Attached or detached canopies: 2 feet.
  - 3. Minimum Street Frontage: 100 feet.
  - 4. Minimum Lot Depth: 60 feet.
  - 5. Minimum Lot Size: 12,000 square feet.
- C. Outdoor Storage: Storage of materials on the site shall be screened.
- D. Lighting: All outside lighting shall be arranged and shielded so as not to shine into adjacent residential areas and to prevent any undue glare or reflection and any nuisance, inconvenience, or hazardous interference of any kind on adjoining streets or property. All lighting used shall be erected only on the same premises with the use.
- E. Additional Requirements: Service stations in Rural Commercial zoning districts shall comply with the following requirements.
  - 1. No vehicle may be parked on the premises and offered for sale, lease, or rent.
  - 2. Automotive repair and lubricating operations shall be conducted within the service station building.
  - 3. Signs shall not cause any glare or reflection of light on other property or buildings.

[Amended by Ord. ZDO-224, 5/31/11]