

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI
19. Accessory Uses																	
19.10 Accessory use to a permitted principal use , but not including any outdoor storage	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
19.20 Home occupation																	
19.21 Home occupation 1	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N
19.22 Home occupation 2	S	S	S	S	N	S	S	P	P	P	P	P	P	N	N	N	N
19.30 Concessions and services located within the principal building	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
19.40 Drive-through facility , as accessory use to a permitted principal use	N	N	N	N	N	N	N	N	N	CU	CU	N	CU	N	CU	N	N
19.50 Outdoor dining or drinking area, as accessory use to a permitted principal use	N	N	N	N	N	N	CU	N	P	P	P	P	CU	N	N	N	N
<u>19.60 EV Fueling Space as accessory use to a permitted principal use</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>

Section 10.810 Residential and Institutional Residence or Care Uses

10.811 Accessory Uses to Permitted Residential Uses

10.811.10 The following **uses** are permitted as **accessory uses** to permitted residential **uses**, in addition to those **accessory uses** listed in Section 10.440:

- (a) The keeping of dogs and cats and other **household pets**, but not including **kennels**.
- (b) **Yard sale**.
- (b) The **outdoor storage** of one travel trailer or camper that is not used for occupancy or business purposes. The connection of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper for any continuous period exceeding 48 hours shall be prima facie evidence that it is being used for habitation or business purposes.
- (c) Roadside stand or display area in conjunction with a farm for the sale of products raised on the premises by the owner or lessee thereof provided that all the following conditions are met:
 - (1) Such stand or display area shall not cover more than 150 square feet of **gross floor area** or ground area.
 - (2) Such stand or display area shall be located at least 30 feet from the **street** right-of-way.
 - (3) Adequate **off-street parking** shall be provided and arranged in such a way that vehicles will not back into the **street**.

(d) Electric Vehicle (EV) fueling space limited to customary residential electrical service (currently also known, without limitation, as “level one” and level two”).

10.843.30 Motor Vehicle Service Stations

10.843.31 All repairs and service work shall take place within an enclosed **building**.

10.843.32 Repaired or rebuilt vehicles shall not be sold upon the premises.

10.843.33 All pump islands shall be set back at least 40 feet from all **lot lines**.

10.843.34 Above ground electric vehicle charging support equipment (including, but not limited to, generators and transformers) shall be setback 10 feet from all lot lines.

10.843.35 Sale of **convenience goods 1** and **2** as an **accessory use**

10.1112.32 Parking Requirements for Nonresidential Uses

10.1112.321 The required minimum number of **off-street parking** spaces for **uses** other than 1.10 through 1.90 shall be based on the following table.

Table of Minimum Off-Street Parking Requirements for Nonresidential Uses

Use No.	Use	Requirement
2. Institutional Residence or Care Facilities		
11. Motor Vehicle-Related Uses		
11.20	Motor vehicle service station, <u>motor vehicle fueling station</u>, motor vehicle repair or washing facility for passenger cars and light trucks	2 + 1 per 400 sf GFA <u>Electric Vehicle fueling spaces may count towards minimum parking</u>

Article 15 Definitions

Section 10.1530 Terms of General Applicability

Electric vehicle (EV)

An EV is a vehicle that derives motive power from an electric motor that draws electricity from a battery and is charged from an external source. An EV includes both plug-in vehicles powered only by a battery-powered electric motor (plug-in all electric vehicle) and plug-in vehicles powered by both battery-power and an internal combustion engine (plug-in hybrid electric vehicle).

Electric vehicle battery exchange

A motor vehicle fueling station where EVs may exchange depleted batteries with charged batteries, which may or may not be done through an automated process.

EV fueling space

A motor vehicle fueling space for an EV.

Motor vehicle fueling space

A public or private parking space used for the transfer of electrical energy by conductive or inductive means, or liquid or gaseous fuels by pumps and hoses, to a motor vehicle. A motor vehicle fueling space shall include any appurtenant above ground equipment adjacent to and service not more than two motor vehicle fueling spaces, but shall not include transformers or underground tanks serving multiple motor vehicle fueling spaces as a part of a motor vehicle fueling station.

Motor vehicle fueling station

A retail establishment for EV battery exchange or one that uses motor vehicle fueling spaces to sell motor vehicle fuel, (including, but not limited to gasoline, diesel, natural gas, electricity and hydrogen) to individual vehicles. A motor vehicle fueling station may also include the following accessory uses:

- Retail sale of propane in containers not larger than forty pounds (7.1 gallons) and kerosene in containers not larger than five gallons;
- Retail sale of products used by retail owners of motor vehicles for motor vehicle maintenance such as oil, transmission fluid, brake fluid, polish, wax, fuel additives and treatments, wipers and wiper fluid, tires, batteries, cleaning fluids and similar items; and
- Electric charging facilities for electric bicycles, scooters, and other similar electric mobility devices.

Motor vehicle service station

An establishment that sells fuel (including but not limited to gasoline, diesel, natural gas, electricity or hydrogen) to individual vehicles. A motor vehicle service station may include a motor vehicle fueling station, motor vehicle repair or convenience goods 1 or 2 but does not include any of the following:

- motor vehicle painting or body work;
- motor vehicle sales, leasing or rental;

- **outdoor storage** or display of vehicles, boats, automobile parts or other merchandise, except for (a) small sample displays of automotive accessory items or (b) batteries or tires located **adjacent** to the **principal building** or on the **motor vehicle fueling space** island(s) .

- retail sale of propane and kerosene;
- retail sale of products required for motor vehicle maintenance such as oil, transmission fluid, brake fluid, polish, wax, fuel additives and treatments, wipers, tires, batteries, windshield wiper fluid, cleaning fluids and similar items;
- minor automotive maintenance such as the addition of fluids, replacement of wiper blades and similar activities; and
- retail sale of over-the-counter consumer merchandise.

Motor vehicle service station 1

A **motor vehicle service station** that includes not more than 12 square feet of display area for the retail sale of consumer merchandise, and that does not include any of the following:

- motor vehicle repair**;
- motor vehicle painting or body work**;
- motor vehicle sales, leasing or rental;
- **outdoor storage** or display of vehicles, boats, automobile parts or other merchandise, except for (a) small sample displays of automotive accessory items or (b) batteries or tires located **adjacent** to the **principal building** or on the pump islands.

Motor vehicle service station 2

A **motor vehicle service station** that include the activities and limitations of **motor vehicle service station 1** and also includes **motor vehicle repair**.

Motor vehicle service station 3

A **motor vehicle service station** that includes the activities and limitations of **motor vehicle service station 1** and also includes sale of **convenience goods 1** or **2**.