

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

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	Supplemental Regulations
11. Motor Vehicle-Related Uses																		
11.20 Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	N	N	N	N	N	N	N	N	N	S CU	S CU	N CU	S CU	N	N	S CU	N	10.581 (lot area) 10.592 (location) 10.843 (motor vehicle related uses)
11.21 Car wash	N	N	N	N	N	N	N	N	N	CU	CU	N	CU	N	N	CU	N	
19. Accessory Uses																		
19.60 EV fueling space 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10.811 (Accessory uses to permitted residential uses)
19.70 EV fueling space 2	N	N	N	N	N	CU	N	N	N	P	P	P	P	N	N	P	N	10.843 (motor vehicle related uses)

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) **EV fueling space 1**.

10.843 Motor Vehicle, Marine Craft and Equipment Sales, Service and Related Uses

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.

- 10.843.34 Except for **EV fueling space 1**, all above ground **EV** charging support equipment (including, but not limited to, generators and transformers) shall be set back 10 feet from all **lot lines**.
- 10.843.33 All pump islands shall be set back at least 40 feet from all **lot lines**.
- 10.843.35 Sale of **convenience goods 1** and **2** as an **accessory use**

Article 11 Site Development Standards

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
11. Motor Vehicle-Related Uses		
11.20	Motor vehicle service station, motor vehicle repair or washing facility for passenger cars and light trucks	2 + 1 per 400 sf GFA EV fueling spaces 1 and 2 may count towards minimum parking requirements

Article 15 Definitions

Section 10.1530 Terms of General Applicability

EV (Electric Vehicle)

An **EV** is a motor vehicle that derives some or all of its primary motive power from an electric motor that draws electricity from a battery and is charged from an external source.

EV fueling space 1

A public or private parking space with adjacent above ground charging support equipment that uses customary residential electric service for charging **EVs**.

EV fueling space 2

A public or private parking space with adjacent above ground charging support equipment that uses greater than customary residential electric service for charging **EVs**.

Motor vehicle service station

An **establishment** that sells fuel (including but not limited to gasoline, diesel, natural gas, electricity or hydrogen) to ~~individual EVs and motor~~ vehicles. A **motor vehicle service station** may include:

- **motor vehicle repair;**
- **convenience goods 1 and 2;**
- retail sale of propane and kerosene;
- retail sale of motor vehicle and **EV** maintenance 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.~~
- **EV fueling spaces 1 and 2;**
- the sale and exchange of **EV** batteries; and
- electric charging facilities for electric mobility devices

Motor vehicle service stations do not include any of the following:

- **motor vehicle painting or body work;**
- motor vehicle sales, leasing or rental; and
- **outdoor storage** or display of motor vehicles, boats, motor vehicle parts or other merchandise, except for:
 - (a) small sample displays of motor vehicle accessory items; or
 - (b) batteries or tires located **adjacent** to the **principal building** or on islands or designated areas that support fueling infrastructure

~~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.~~