

ZOA-10-01 / FBC-9
Adopted April 27, 2010

Note: Text to be added is shown with an underline and text to be deleted is shown with ~~strikethrough~~.

SECTION 1. DEFINITIONS

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Automobile service station. ~~Deleted. Any premises used for supplying gasoline and oil, at retail direct to the customer, including minor accessories and services for automobiles.~~

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Garage, public. ~~Deleted. A building, or portion thereof, used for the care, repair or equipment of motor vehicles which is available to the public. (Ord. No. 83-9, 3-19-83)~~

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Vehicle body shop. Any premises where vehicle body work; straightening of body parts; painting; welding; upholstering or other similar work is performed on vehicles. Vehicle service establishment uses may be permitted as part of a vehicle body shop, however, vehicle body shop shall not be deemed to include vehicle dealership, sales or rental lots, vehicle storage lots or automotive wrecking.

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~~Motor~~ *Vehicle dealership, sales or rental lot.* Any land or building where two (2) or more vehicles of any kind that are in operating condition are:

- (a) Offered for sale or rent;
- (b) Displayed for sale or rent; or
- (c) Stored prior to sale or rent.

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[the list below will be renumbered accordingly]

Vehicle service establishment. Any premises where the following or other similar activities are conducted:

1. Sales of vehicle fuel and oil at retail direct to the customer;
2. Tire sales, servicing and repair, but not recapping or regrooving;
3. Routine vehicle maintenance, including but not limited to greasing, lubrication, and radiator flushing, and replacement of parts, including but not limited to spark plugs, mufflers, windshield wipers and the like, and sales of related vehicle parts;
4. Mechanical and electrical repairs, including but not limited to servicing and replacement of motors, drive trains, and related parts, as well as vehicle repair of engines, carburetors, air conditioning, and sales of related vehicle parts;
5. Emissions and safety inspections;

- 43 6. After-market installation and sale of items such as vehicle audio or security systems, but
44 not body work;
45 7. Sales of beverages, snack foods, and other retail merchandise as an accessory use. The
46 area devoted to retail merchandise sales shall not exceed 400 square feet of gross floor
47 area, which shall include the cashier's area and space used for the display of sale items,
48 to include cooler space, but not to include storage areas.

49 Vehicle service establishment uses shall not include vehicle body shop; vehicle dealership, sales
50 or rental lots; vehicle storage lots; or automotive wrecking.

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52 ~~Motor~~ Vehicle storage lot. Any land or building where two (2) or more wrecked,
53 abandoned or impounded vehicles of any kind are stored prior to repair, disposal, claim or sale,
54 but does not include the repair, wrecking, dismantling or salvaging of said vehicles or their
55 parts. (Ord. No. 85-43, 2-1-86; Ord. No. 86-10, 11-15-86)

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59 **SECTION 16. "RA4.8" MULTIPLE-FAMILY DWELLING DISTRICTS**

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63 By site plan approval as specified herein: Multiple-family dwellings. By site plan
64 approval, commercial uses as permitted in "C-1-R" Districts, or as otherwise approved by the
65 County Board, may be permitted, provided that they are located at street level and do not exceed
66 a five-tenths (0.5) Floor Area Ratio (F.A.R.). No drive-in type uses such as drive-in banks or
67 drive-in restaurants or automobile-oriented uses such as ~~public garages, service stations, vehicle~~
68 service establishments, vehicle body shops, car washes, or motor-vehicle dealership, sales or
69 rental lots ~~or automotive oriented repair uses of any type~~ shall be permitted.

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73 **SECTION 18. "RA-H-3.2" MULTIPLE-FAMILY DWELLING AND HOTEL**
74 **DISTRICTS**

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76 **B. Special Exceptions.**

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78 By site plan approval as specified herein: multiple-family dwellings and/or hotel
79 development. Commercial uses may also be permitted provided that they are located at street
80 level and do not exceed a five-tenths (5/10) floor area ratio (F.A.R.). No drive-in type uses such
81 as drive-in banks or drive-in restaurants or automobile-oriented uses such as ~~public garages,~~
82 service stations, vehicle service establishments, vehicle body shops, car washes, or motor-vehicle
83 dealership, sales or rental lots ~~or automotive oriented repair uses of any type~~ shall be permitted.

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87 **SECTION 19. "C-1" LOCAL COMMERCIAL DISTRICTS**

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90 **B. Special Exceptions.**

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92 The following uses may be established subject to obtaining a use permit under the
93 procedures established in Section 36 [all uses to be realphabetized and renumbered accordingly]:

- 94 17. Schools (private, elementary and high), kindergartens, day nurseries and day care
- 95 facilities.
- 96 23. Health club.
- 97 38. ~~Automobile service station,~~ Vehicle service establishment, provided that any
- 98 portion of the use except the sale of gasoline shall be conducted wholly within a
- 99 building. ~~there is no incidental automobile repair.~~
- 100 4. Indoor and outdoor tennis, racquet or handball courts.
- 101 56. Restaurant providing live entertainment and/or dancing.
- 102 61. Amusement game arcade.
- 103 79. Any use otherwise permitted in this district with a drive-through window.
- 104 85. Public parking area whether with or without improvements deferred, as regulated
- 105 in Section 33.B.1.b.
- 106 92. Food delivery services.
- 107 10. Uses permitted and conducted in kiosks in accordance with the requirements of
- 108 Section 31.A.18.

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111 **SECTION 20. "CP-FBC" – COLUMBIA PIKE FORM BASED CODE DISTRICTS**

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114 **A. Uses Permitted.**

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- 118 31. ~~Motor v~~ Vehicle dealership, sales or rental lot, provided that the use complies
- 119 with the standards identified in subsection 26.C.4, and provided that indoor and/or
- 120 outdoor display area(s) do not exceed 300 linear feet along Main Street or Avenue
- 121 frontage. ~~Motor v Vehicles dealerships,~~ sales or rental lots are specifically
- 122 prohibited on Neighborhood and Avenue Sites.
- 123 32. Music conservatory or music instruction.
- 124 33. Nursery, flower or plant store, provided that all incidental equipment and
- 125 supplies, including fertilizer, empty cans and garden tools are kept within a
- 126 building or in designated areas outside as approved by the Zoning Administrator,
- 127 provided that the location does not impede pedestrian or vehicular movement on
- 128 the property.

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131 **B. Special Exceptions.**

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- 135 1. Amusement enterprises, including a billiard or pool hall, boxing arena, games of
136 skill, penny arcade, shooting gallery and the like, if conducted wholly within a
137 completely enclosed building on the second level (above grade) or below.
- 138 2. Audio-visual production studio.
- 139 3. ~~Automobile service station~~, Vehicle service establishment, provided that any
140 ~~incidental~~ vehicle repairs such as ~~tube and tire repairing, battery charging~~ and storage
141 of merchandise and supplies shall be conducted wholly within a building and that any
142 lubrication or washing not conducted wholly within a building shall be permitted
143 only if a masonry wall, seven (7) feet in height, is erected and maintained between
144 such uses and any adjoining "R" district.
- 145 4. ~~Automotive painting, upholstering, rebuilding, reconditioning, body and fender work,~~
146 ~~truck repairing or overhauling and the like~~ Vehicle body shop, so long as such
147 activities are conducted entirely within an ~~enclosed structure~~ building. [realphabetize
148 this list and renumber all uses accordingly]
- 149 5. Bowling alley.
- 150 6. Carpet and rug cleaning establishments, excluding dyeing.
- 151 7. Food delivery service.
- 152 8. Restaurant with drive-through window.
- 153 9. Massage parlor and the like.
- 154 10. Miniature golf course.
- 155 11. Mortuary or funeral home, including a cremation unit within a mortuary or funeral
156 home.
- 157 12. Nightclubs and restaurants, providing live entertainment, including dance halls.
- 158 13. Outdoor swimming pool.
- 159 14. Public storage facilities.
- 160 ~~15. Tire shop.~~ [renumber subsequent uses accordingly]
- 161 16. Any other use otherwise permitted in this district with a drive-through window,
162 provided that the drive-through operation has no more than two lanes. Drive-through
163 access may not be from Main Street frontage.

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167 **The Columbia Pike Special Revitalization District Form Based Code**
168 **Section 20 (Appendix A) of the Zoning Ordinance "CP-FBC" Columbia Pike Form Based**
169 **Code Districts**

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172 **Section III. The Regulating Plans**

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176 **B. Rules for the Regulating Plan and New Development Plans**

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180 **5. RETAIL**
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Secondary Retail
*The following uses are permitted with Special Exception Use Permit
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Audio-visual production studio
Automobile service station
Carpet and rug cleaning (excluding dying)
Food delivery service
Miniature golf course
Mortuary or funeral home
Tire shop
Upholstery shop
Vehicle service establishment

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SECTION 21. "MU-VS" MIXED USE – VIRGINIA SQUARE DISTRICTS

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A. Uses Permitted

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1. All uses as permitted in the "C-2" District except that the following uses shall not be permitted: [realphabetize this list and re-letter all uses accordingly]
 - a. Uses permitted in the "R-6" or "RA8-18" Zoning Districts.
 - b. Any use with a drive-thru window.
 - c. Apartment houses or townhouses.
 - d. ~~Automobile painting, upholstering, rebuilding, reconditioning, body and fender work, truck repairing or overhauling and the like~~ Vehicle body shop.
 - e. ~~Automotive service station, including tube and tire repairing, battery charging and storage or merchandise and supplies~~ Vehicle service establishment.
 - f. Bowling alley.
 - g. Car wash.
 - h. Carpet and rug cleaning establishments.
 - i. Miniature golf course.
 - j. Mortuary or funeral home, including the cremation unit within a mortuary or funeral home.
 - k. ~~Motor v~~ Vehicle dealership, sales or rental lot, or storage lot.
 - l. Vehicle storage lot.
 - l. Outdoor swimming pool.
 - m. Pawnshop.

- 214 n. Plumbing or sheet metal shops.
- 215 o. Printing, lithography or publishing.
- 216 p. ~~Public garage~~ [see e. above – vehicle service establishment replaces both
- 217 automotive service station and public garage.
- 218 q. Public parking area of more than 20 spaces.
- 219 r. Sign painting shop.
- 220 s. ~~Tire shop.~~
- 221 t. Trade or commercial school.
- 222 u. Upholstery shop.
- 223 v. Wedding chapel.

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226 227 **C. Bulk, Streetscape, Landscaping and Parking Requirements**

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230 4. Parking

- 231 a. Parking requirements shall be calculated as specified in Section 33.
- 232 b. However, to encourage and promote pedestrian-related commercial activity in the
- 233 Metro Station areas, to provide relief for expanding, existing commercial uses,
- 234 and to promote the efficient use of parking spaces in the East End “Special
- 235 Coordinated Mixed Use District”, no parking shall be required for commercial
- 236 uses for the first five thousand (5,000) square feet of floor area per main building,
- 237 except that the following uses shall provided all parking that is otherwise
- 238 required: blueprinting or photostating; business college; catering establishment;
- 239 feed or fuel store; frozen food lockers; ice storage house; indoor swimming pools;
- 240 medical or dental clinics and laboratories; ~~motor-vehicle dealership~~, sales or rental
- 241 lots; vehicle storage lots; music conservatory or music instruction; plumbing or
- 242 sheet metal shops; printing, lithographing or publishing; public service, including
- 243 electric distribution substation, fire or police station, telephone exchange and the
- 244 like; sign painting shop; ~~tire shop~~; vehicle service establishment; trade or
- 245 commercial school.

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248 249 **SECTION 25A. "C-O-A" COMMERCIAL, OFFICE AND APARTMENT DISTRICTS**

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252 253 **A. Uses Permitted.**

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- 255 1. All uses as permitted and regulated in the "C-2" District, except that the following
- 256 shall not be permitted: [realphabetize this list and re-letter all uses accordingly]
- 257 a. ~~Automotive painting, upholstering, rebuilding, reconditioning, body and~~
- 258 ~~fender work, truck repairing or overhauling and the like~~ Vehicle body
- 259 shop.
- 260 b. Car wash.

- 261 c. ~~Motor v~~ Vehicle dealership, sales or rental lot storage lots.
- 262 d. Vehicle storage lot.
- 263 d. Plumbing or sheet metal shops.
- 264 e. Public garage
- 265 f. Drive-in restaurant.

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267 **SECTION 26. "C-2" SERVICE COMMERCIAL--COMMUNITY BUSINESS**
 270 **DISTRICTS**

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272 **A. Uses Permitted.**

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- 274 16. ~~Motor v~~ Vehicle dealership, sales or rental lot, provided that the use is located on
- 275 a site which is more than twenty thousand (20,000) square feet in area, and where
- 276 the use complies with the standards identified in subsection C.4., shall be
- 277 permitted as a matter of right. In addition, ~~motor-vehicle dealership~~, sales or rental
- 278 lot that is located on a site ten thousand (10,000) square feet or smaller shall not
- 279 be permitted.

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281 **B. Special Exceptions.**

282 Any of the following uses may be established subject to obtaining a use permit as

283 provided in Section 36, "Use Permits," for each such use: [re-alphabetize this list and re-number

284 all uses accordingly]

- 285 1. Audio-visual production studio.
- 286 2. ~~Automobile service station~~, Vehicle service establishment provided that any
- 287 ~~incidental-vehicle repairs such as tube and tire repairing, battery charging and~~
- 288 ~~storage or of merchandise and supplies shall be conducted wholly within a~~
- 289 ~~building, and that any lubrication or washing not conducted wholly within a~~
- 290 ~~building shall be permitted only if a masonry wall, seven (7) feet in height, is~~
- 291 ~~erected and maintained between such uses and any adjoining "R" District.~~
- 292 3. ~~Automotive painting, upholstery, rebuilding, reconditioning, body and fender~~
- 293 ~~work, truck repairing or overhauling and the like~~ Vehicle body shop, so long as
- 294 such activities are conducted entirely within an ~~enclosed structure~~ building.

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- 296 16. ~~Public garage~~ [see 2. above – vehicle service establishment replaces “automobile
- 297 service station,” “public garage” and “tire shop”]
- 298 ~~17. Tire shop~~. [see 2. above – vehicle service establishment replaces “automobile
- 299 service station,” “public garage” and “tire shop”]
- 300 18. By site plan approval under Section 36.H., use regulations for areas designated as

308 "Special Revitalization Districts" on the General Land Use Plan may be modified
309 under the following conditions, and an additional F.A.R. of .5 may be allowed
310 under the following conditions applicable to such increases in density:

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- 314 19. Public parking area of more than fifty (50) spaces or of a lot area of more than
- 315 twenty thousand (20,000) square feet.
- 316 20. ~~Motor Vehicle~~ dealership, sales or rental lots located on sites of twenty
- 317 thousand (20,000) square feet or less but more than ten thousand (10,000) square
- 318 feet in area shall be permitted by use permit, provided that the use complies with
- 319 the standards identified in subsection C.4.

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323 **C. Use Limitations.**

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- 325 1. There shall be no manufacturing, compounding, processing or treatment of
- 326 products other than that which is clearly incidental and essential to a retail store
- 327 or business and where all such products are sold at retail at these establishments,
- 328 except as set forth in subsection B.7.
- 329 2. Such uses, operations or products shall not adversely affect any contiguous
- 330 district through the dissemination of odor, dust, smoke, fumes, noise, vibrations,
- 331 creation of trash, garbage or litter, or other similar causes.
- 332 3. Steam exhausts for cleaning and laundering establishments shall be within said
- 333 building.
- 334 4. ~~Motor Vehicle~~ dealership, sales and rental lots shall comply with the following
- 335 standards as well as any use permit conditions or requirements:
 - 336 a. Delivery of automobiles shall be limited to the hours between 7:00 a.m.
 - 337 and 9:00 p.m., Monday through Saturday only. A plan shall be agreed
 - 338 upon with the police department for time and place of the delivery of
 - 339 automobiles and this plan shall be submitted to the Zoning Administrator.
 - 340 b. All incidental repair services shall occur within the service bay facility.
 - 341 No vehicle parts and repair tools shall be stored or displayed outside the
 - 342 repair facility.
 - 343 c. Vehicles placed in the custody of the persons conducting the ~~motor~~
 - 344 vehicle use shall be kept on the premises of the ~~motor~~ vehicle use in
 - 345 compliance with the parking plan approved by the Zoning Administrator
 - 346 consistent with the Zoning Ordinance and shall not be tested or parked on
 - 347 streets that are designated as neighborhood streets in the Master
 - 348 Transportation Plan.
 - 349 d. Lighting on the property shall be directed and shielded so as not to affect
 - 350 adversely, through the dissemination of light rays, any "R" or "RA "
 - 351 district which is contiguous to or across a street, alley, sidewalk or other
 - 352 public right-of-way from the use.
 - 353 e. The property shall be developed as required in Section 32A, Landscaping,
 - 354 and Section 33, Automobile Parking, Standing and Loading Space. A

355 screening wall or solid wood fence with a minimum height of four (4) feet
356 shall be provided where a parking area for the storage or display of
357 vehicles, including customer parking, abuts any street, sidewalk, alley or
358 other public right-of-way, or separating the site from "R" or "RA"
359 Districts.

360 f. Parking areas shall be arranged and used so that vehicles which are
361 parked, displayed and stored on the property do not overhang or protrude
362 outside the prescribed limits of the parking area into the required setback
363 or onto the public right-of-way.

364 g. All trash receptacles located outside the building shall be screened from
365 public view by a brick wall or solid wood fence on three sides which is a
366 minimum of six (6) feet in height.

367 h. Use of a public address system or loudspeaker shall comply with the
368 standards and regulations in Chapter 15, Noise Control Ordinance, or the
369 Arlington County Code, except that use of such system shall not be
370 permitted after 9:00 p.m., daily.

371 i. Submission requirements: New ~~motor~~ vehicle dealership, sales or rental
372 lots, or existing ~~motor~~ vehicle dealership, sales or rental lots that are
373 required to obtain a certificate of occupancy shall submit the following to
374 the Zoning Administrator: (1) parking lot layout plan, showing parking
375 spaces, buildings, and landscaped area, drawn to scale, and certified by a
376 surveyor or engineer. (2) Lot calculation table showing the total site area,
377 and the size and location of each area occupied by ~~motor~~-vehicle display
378 space, customer parking, employee parking, office, and landscaping and
379 buffer.

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382 SECTION 28. "CM" LIMITED INDUSTRIAL DISTRICTS

383 The intent of this classification is to provide areas for light manufacturing, wholesale
384 businesses and distribution centers and other uses inappropriate to residential or service business
385 areas.(6-25-77)

386 The following regulations shall apply in all "CM" Districts:

387 A. Uses Permitted.

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- 390 2. Uses to be conducted wholly within a completely enclosed building except for on-
391 site parking of delivery vehicles which are incidental thereto: [realphabetize this
392 list and re-letter uses accordingly]

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- 395 f. Vehicle body shop, and aAutomobile assembling, painting, upholstering,
396 rebuilding, reconditioning, body and fender works, truck repairing or

- 402 ~~overhauling, tire retreading or recapping, battery manufacturing and the~~
 403 ~~like.~~
 404 g. Stone monument works employing not more than five (5) persons.
 405 h. Blacksmith shop and machine shop, excluding punch presses over twenty
 406 (20) tons rate capacity, drop hammers and automatic screw machines.
 407 i. Foundry casting lightweight nonferrous metal not causing noxious fumes,
 408 noise or odors.
 409 j. Laundry, cleaning and dyeing works, and carpet and rug cleaning.
 410 k. Distribution plants, parcel delivery, ice and cold storage plant, bottling
 411 plant, and food commissary or catering establishments.
 412 l. Wholesale business, storage buildings and warehouses.
 413 m. Assembly of electrical appliances, electronic instruments and devices,
 414 radios and phonographs, including electroplating the manufacture of small
 415 parts only, such as coils, condensers, transformers, crystal holders and the
 416 like.
 417 n. Laboratories; experimental, photo or motion picture, film or testing.
 418 o. Veterinary or dog or cat hospitals, and kennels.
 419 p. Poultry- or rabbit-killing incidental to a retail business on the same
 420 premises.

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 424 4. ~~Uses to be~~ Vehicle dealership, sales or rental lot, as permitted and regulated in
 425 "C-2" Districts, provided the use is conducted in areas that are developed as
 426 required in Section 33 and that ancillary vehicle service establishment uses are
 427 where any incidental repair of vehicles shall be conducted only wholly within a
 428 building, enclosed structures:

- 429 ~~a. Motor vehicle dealership, sales or rental lot.~~
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432 **SECTION 32A. LANDSCAPING**

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 437 **B. Additional Landscaping Requirements for Parking Areas, Public and Private.**

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 441 5. *Screening Requirements:* The following regulations apply in all districts to all
 442 uses including ~~motor~~ vehicle dealership, sales or rental lots and ~~or~~ vehicle storage
 443 lots:
 444 a. A landscaped strip a minimum of five (5) feet wide shall be provided
 445 where a parking area abuts streets, sidewalks, street right-of-way and
 446 alleys separating "C" Districts from "R," "RA," and "S-3A" Districts.
 447 Deciduous trees shall be spaced every twenty-five (25) linear feet, to be
 448 measured along the property line, in the planting areas with a minimum of

- 449 three (3) evergreen shrubs, planted on center, which attain a minimum
450 height of three (3) feet at maturity, planted between.
- 451 b. Except between abutting "RA" zoned lots or where topography achieves
452 the same effect, any part of a parking area located closer than fifty (50)
453 feet to a side or rear lot line of a lot in an "R" or "RA" District or where
454 such parking extends into an "R" or "RA" District as a permitted
455 transitional use, a minimum of a five-foot wide landscaped strip with a
456 wall or fence shall be required. The wall or fence shall be placed within
457 ten (10) feet of, and generally parallel to, the boundary of the parking area
458 and the "R" or "RA" lots. The landscaped strip may be placed on either
459 side of the wall or fence. Such wall or fence shall consist of durable
460 material so arranged that direct light cannot penetrate the face thereof.
461 Such wall or fence shall have a minimum height of six (6) feet above the
462 finished surface of the area that it bounds, measured at the wheel bumper,
463 where such exists, and of six (6) feet above the ground surface of the side
464 exposed to abutting properties. The height of the wall or fence shall be
465 reduced to four (4) feet when located in the required setback. In parking
466 areas with less than twenty (20) spaces, the five-foot landscaped strip may
467 be deleted; however, in all cases the wall or fence shall be required. (3-4-
468 78)
- 469 c. A landscaped strip five (5) feet wide shall be provided where "C"
470 properties abut "R," "RA," and "S-3A" properties.
- 471 d. Planting which is required for screening may be considered as partial or
472 complete fulfillment of the site landscaping requirement.

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476 **SECTION 33. AUTOMOBILE PARKING, STANDING AND LOADING SPACE**

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480 **B. Required Improvements.**

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482 Every parcel of land hereafter used as a private or public standing or parking area, other
483 than parking required for one-and two-family dwellings, a loading space, ~~or a motor-vehicle~~
484 dealership, sales or rental lot or a vehicle storage lot (referred to in this section as "parking area")
485 shall be provided with safe and convenient access to a street and shall be improved in accordance
486 with the following requirements:

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490 **C. Required Off-street Parking and Standing Space.**

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- 494 3. *Parking in Metro Station Areas:*
- 495 a. *Uses exempted from parking requirements:*

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- (2) Retail and service-commercial uses for the first five thousand (5,000) square feet of floor area per main building, except the following uses which shall not be granted the exemption: blueprinting or photostating; business college; catering establishment; feed or fuel store; frozen food lockers; ice storage house; indoor swimming pools; medical or dental clinics and laboratories; ~~motor~~ vehicle dealership, sales or rental lots; or vehicle storage lots; music conservatory or music instruction; plumbing or sheet metal shops; printing, lithographing or publishing; public service, including electric distribution substation, fire or police station, telephone exchange and the like; sign painting shop; ~~tire shop~~; vehicle service establishment trade or commercial school.

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- 4. *Required Parking and Standing Space:* Parking shall be provided for all uses in accordance with the following standards unless specified otherwise in this or other sections of this ordinance:

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- c. Retail and Service Uses: One (1) space for each two hundred fifty (250) square feet of floor area on the first floor in a building, plus one (1) space for each three hundred (300) square feet of floor area located elsewhere in the building, except:
 - (1) ~~Automobile service station and public garage~~ Vehicle service establishment and vehicle body shop: Three (3) standing spaces for each wash rack, lubrication rack, repair bay or similar facility for the servicing or repair of ~~motor~~ vehicles, not including said rack or bay as a space, plus one (1) parking space for each employee.

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SECTION 34. NAMEPLATES, SIGNS, AND OTHER DISPLAYS OR DEVICES TO DIRECT, IDENTIFY, AND INFORM*

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G. Signs Permitted in All "C" and "M" Districts With Permits.

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- 4. ~~Automobile service station~~ Vehicle service establishments may elect not to have the signs permitted in subsections G.1. and G.2. above and display signs as follows:

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- a. One (1) freestanding sign not exceeding sixty (60) square feet in area, mounted on a base no more than three (3) feet in height, with an overall height of no more than ten (10) feet. One (1) additional freestanding sign not exceeding sixty (60) square feet in area, mounted on a base no more than three (3) feet in height, with an overall height of no more than ten (10) feet, may be approved on a corner lot or on a lot with frontage on two (2) or more streets, subject to the standards in subsection D.2.
 - b. A group of pumps may have signs not exceeding an aggregate area of twelve (12) square feet for each pump island. Cloth or paper signs relating to price may be displayed without a permit.
 - c. Authorized establishments may display not more than one (1) sign, not exceeding nine (9) square feet in area per face, indicating state and emissions inspection service.
 - d. Portable signs for any purpose are prohibited

Table 1: Summary of Policy Changes

Previous Use	New Use	Permitted Uses: C-1		Permitted Uses: CP-FBC and C-O-A	
		Previous	New	Previous	New
Automobile Service Station	Vehicle service establishment	Use permit, provided there is no incidental automobile repair	Use permit, provided that any portion of the use except the sale of gasoline shall be conducted wholly within a building.	Use permit, provided that any incidental vehicle repairs such as tube and tire repairing, battery charging and storage of merchandise and supplies shall be conducted wholly within a building and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, 7 ft. in height, is erected and maintained between such uses and any adjoining "R" district.	Use permit, provided that any vehicle repairs [as defined in the automobile service station definition] and storage of merchandise and supplies shall be conducted wholly within a building and that any lubrication or washing not conducted wholly within a building shall be permitted only if a masonry wall, 7 ft. in height, is erected and maintained between such uses and any adjoining "R" district.
Public Garage	Vehicle service establishment	Not permitted	Use Permit (as described above)	Not permitted	Use Permit (as described above)
Tire Shop		Not permitted		Use permit	

Table 2: Cross-reference of Previous and New Terms

Previous Term	New Defined Term	Permitted		Not Permitted
		By right	Use Permit	
Automobile Service Station	Vehicle service establishment	n/a	C-1, CP-FBC, C-2, C-3, C-O-A, CM, M-1, M-2,	MU-VS
Automotive painting, upholstery, rebuilding, reconditioning, body and fender work, truck repairing or overhauling and the like (not defined)	Vehicle body shop	CM, M-1, M-2	CP-FBC, C-2, C-3	C-1, MU-VS, C-O-A,
Public Garage	Vehicle service establishment	n/a	C-1, CP-FBC, C-O-A C-2, C-3, CM, M-1, M-2	MU-VS
Motor Vehicle Sales or Rental Lot	Vehicle dealership, sales or rental lot	On sites >20,000 sf: CP-FBC, C-2, C-3, CM, M-1, M-2	On sites >10,000 sf and <= 20,000 sf: CP-FBC, C-2 C-3, CM, M-1, M-2	C-1, MU-VS, C-O-A; or on sites <10,000 sf in CP-FBC, C-2, C-3, CM, M-1, M-2
Motor Vehicle Storage Lot	Vehicle Storage Lot	CM, M-1, M-2	n/a	C-1, CP-FBC, MU-VS, C-2, C-3, C-O-A
Tire Shop (not defined)	Vehicle service establishment	n/a	C-1, CP-FBC, C-2, C-3, C-O-A, CM, M-1, M-2	MU-VS

