

**Article 19.**  
**SERVICE STATIONS**

**Sec. 19-1 - Minimum requirements.**

The construction and/or reconstruction of service stations shall comply with the following minimum requirements: (3237)

- (a) A service station shall not be constructed and/or reconstructed anywhere except upon property which is located in a CC or M-Use District, providing, however, that a service station located in a CB-Use District may be reconstructed provided that the plans comply in all respects with the provisions set forth herein and provided further that the number of pump islands shall not exceed two (2) and the number of service bays shall not be increased.
- (b) Service stations sites shall have a minimum street frontage of not less than one-hundred-twenty (120) feet and a minimum area of not less than twelve-thousand (12,000) square feet. Service stations which presently exist on sites less than required by this section may be reconstructed with the provision that the capacity of the new station does not exceed the capacity of the existing station.
- (c) All service stations shall comply with the following minimum floor area requirements:
  - 1. The minimum floor area for an automobile service station shall not be less than one-thousand-two-hundred and fifty (1,250) square feet.
  - 2. The minimum floor area for a self-service gasoline station shall not be less than two-hundred and fifty (250) square feet including the attendant control area, rest rooms, office, storage room and vending machine room.
- (d) The service station building, including the canopies and auxiliary-use buildings and structures, shall not exceed a maximum lot coverage of forty (40%) percent of the area of the service station site.
- (e) The roof over a service station and auxiliary buildings shall be of tile, pitched and shall extend from the station over the gasoline pumps.
- (f) Where an automobile service station site is located at the intersection of two (2) streets, the entrances and exits to the

service bays shall not be located on the front elevation of the building.

- (g) All pump islands shall be delineated by curbs.
- (h) Pump islands shall not be located closer than fifteen (15) feet to a street right-of-way line.
- (i) The service station building shall have the following minimum setbacks:
  - 1. Front Setback--40 feet minimum.
  - 2. Side Setback--10 feet minimum.
  - 3. Side Street Setback--30 feet minimum.
  - 4. Rear Setback--10 feet minimum.
- (j) The canopies over the driveway and pump islands shall have the following minimum setbacks:
  - 1. Front Setback--5 feet minimum.
  - 2. Side Setback--10 feet minimum.
  - 3. Side Street Setback--5 feet minimum.
  - 4. Rear Setback--10 feet minimum.
- (k) Where such service station sites abut an R, D or A-Use District, a solid four (4) foot high wall shall be constructed along the property lines abutting the R, D or A-Use District.
- (l) All service station sites shall comply with the following minimum landscaping requirements:
  - 1. Not less than ten (10%) percent of the service station site shall be landscaped.
  - 2. Each landscaped area shall have a minimum dimension of five (5) feet with a minimum area of one-hundred (100) square feet.
  - 3. A five (5) foot minimum landscaped strip shall be provided along the front and side street right-of-way line except for openings in the driveways.
  - 4. A five (5) foot minimum landscaped strip shall be provided along the rear and side property lines.
  - 5. All landscaped strips shall be delineated by curbs.
  - 6. The trees, shrubbery, hedges, vines, ground covers and other plant materials for the landscaped areas shall be in accordance with the specifications and requirements of the Board of Architects.

7. To accomplish the landscape requirements as forth herein, a landscape plan prepared by a landscape architect shall be submitted to the Board of Architects for approval. The landscape plan shall designate the location of the landscaped areas, designate the name and location of the plant material to be installed and the location of the sprinklers and water outlets.
8. The landscaped areas shall be installed and maintained in accordance with the provisions as set forth under Section 13-4 of this Code.
- (m) Not more than two (2) driveways shall be permitted from the front street to the service station.
- (n) Any two (2) driveways connecting with a single street shall be separated by an island area. The side of the island next to and parallel to the abutting street shall be located at the property line and such island shall have a minimum length at the property line of not less than twenty (20) feet.
- (o) Where the building site abuts property zoned for R, D or A-Use, not more than one driveway shall be permitted from a side street to the service station.
- (p) The maximum width of any one driveway shall not be greater than thirty-five (35) feet.
- (q) No driveway shall encroach upon curbs or pavement radii at intersections.
- (r) No driveway shall cross reserved corner sight distance areas.
- (s) The edge of the driveway shall be located not less than ten (10) feet from a side street right-of-way line.
- (t) The driveways and service area adjacent to the service station building and pump islands shall be paved with poured concrete.
- (u) All paving shall be graded to provide for drainage on the service station site.
- (v) Except as provided for under Section 2-15 hereof, no automobile service station shall be permitted to perform mechanical, electrical, body or upholstery repairs upon vehicles.
- (w) All lubrication and greasing equipment, washing equipment, hydraulic lifts and service pits shall be located within the automobile service station building.
- (x) Service stations shall not be permitted to engage in the selling or rental of cars, trucks and utility trailers.
- (y) Parking, loading or servicing of vehicles shall not be permitted on the public rights-of-way abutting the service station site.
- (z) Racks for display of tires, batteries, etc. shall not be displayed or stored outside of the principal building, providing that this prohibition shall not apply to oil can storage racks located at pump locations.
- (aa) No service stations shall be permitted to store vehicles or to be used as an off-street parking lot.
- (bb) No service station shall be permitted to engage in the selling or dispensing of packaged foods, breads, eggs, milk, candy, snacks, tobacco and other similar convenience goods, provided, however, that this exclusion shall not prohibit the use of vending machines for soft drinks, snacks, cigarettes, milk, ice, etc., when such vending machines are located within the confines of the service station building excluding the attendant control area. Service stations which are limited to the retail sale of gasoline and motor oil for self-service only may after submission of a site plan and public hearing by the Planning and Zoning Board and approval by the City Commission be allowed to sell or dispense packaged foods, breads, eggs, milks, candies, snacks, tobaccos and other similar convenience goods. (2750)
- (cc) Each service station shall provide one off-street parking space for each two (2) employees with a minimum of two (2) employee spaces plus one space for each service bay.
- (dd) The illumination upon any service station site shall have the source of light concealed from view from the exterior of the building site, except that where channel letters or figures are used for any sign, the illumination, thereof, may be visible if recessed within the depth of the channel. Intensification of illumination shall be approved by the Electrical Inspector. No intermittent or flashing illumination shall be permitted.
- (ee) The approval of the plans for construction, reconstruction or alteration of a service station and the issuance of building

permits shall be in accordance with Articles 24 and 25 of this code.

**Sec. 19-2 - Distance requirements.**

No service station shall be erected or located within five-hundred (500) feet of any other service station, or within five-hundred (500) feet of any church, school or hospital. Such distance shall be measured, in the case of another service station, church or hospital, by following the shortest route of ordinary pedestrian travel along the public thoroughfares from the main entrance of the place of business to the main entrance of the other service station, church or hospital, and, in the case of a school, by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of the place of business to the nearest point of the school grounds in use as part of the school facilities.

For the purpose of determining the distance between a service station, a church, school, hospital or another service station, the applicant for such a service station shall furnish a certified survey from a registered land surveyor in the State of Florida indicating the distance between the proposed service station and any church, school, hospital or any other service station within five-hundred (500) feet. In case of a church, hospital or another service station, each survey shall indicate the shortest distance of ordinary pedestrian travel along the public thoroughfare from the main entrance of said place of business to the main entrance of the church, hospital or service station, and in the case of a school, each survey shall indicate the shortest distance of ordinary pedestrian travel along the public thoroughfare from the main entrance of said place of business to the main entrance of the church, hospital or service station, and in the case of a school, each survey shall indicate the shortest distance of ordinary pedestrian travel along the public thoroughfare from the main entrance of said place of business to the nearest point of the school grounds in use as part of the school facilities. In case there are no churches, schools, hospitals or service stations within five-hundred (500) feet of the place of business, the survey shall so certify.

**Sec. 19-3 - Sanitary facilities.**

The following minimum sanitary facilities shall be provided for service stations.

(a) Minimum Fixtures

1. Male Water Closets: 1.  
Urinals: 1.  
Lavatories: 1.
2. Female Water Closets: 1.  
Lavatories: 1.

**Sec. 19-4 - Miscellaneous requirements.**

At least one basket-type floor drain and trap connected to a gas and oil interceptor shall be required for a service station.