

Convenience Stores including fuel sales and vehicle fueling stations.

1. A site circulation plan shall be devised that separates those patrons awaiting fueling service from those patrons awaiting other services. The plan shall include the following information.
 - a. Location and dimensions of all structures and fuel pumps
 - b. Location and dimension of parking, landscaping areas and signage
 - c. Description of internal circulation and external access

2. **Automated Car Washes**
Automated car washes must be connected to public water and sewer

3. **Buffer**
 - a. Planting Strip – When a commercial property abuts a residential property, there should be 20 ft wide planting strip.
 - b. The planting strip shall include a green screen of trees and shrubs consisting of at least 75% evergreens and shrubs arranged as to provide an immediate, staggered so you cannot see through the screen.
 - c. The green screen must be at least 10' high.

3. **Arterial Street**
The lot must front or abut an arterial street and have a minimum lot size of 2 acres with a minimum road frontage of 300 ft.

4. **Accessory Components**
Convenience store may include accessory components such as lottery sales, food counter sales, and other uses that are clearly accessory to the function of the convenience store.

5. **Outdoor Displays**
The outdoor display of products for sale at the establishment shall not be permitted except for under following conditions.
 - a. Propane tank display, ice machines, and DVD kiosks shall be permitted year-round.
 - b. The required number of parking spaces for the convenience store use shall be maintained at all times. Under no circumstances shall temporary sale events reduce the available number of parking spaces below the minimum amount required.
 - c. A site circulation plan shall be devised that separates those vehicles waiting fueling service from those awaiting other services.

6. **Lighting**
 - a. Lighting features at the convenience store must meet the requirements of the lighting ordinance, 27-1175.
 - b. Artificial light generated by the commercial facility shall not exceed 0.1 footcandle at any property boundary during the hours specified in Subsection (5)(A) of this section. Light levels shall be measured on the vertical plane of any property boundary at a height of three feet above grade level.

7. **Zoning**
Property must be zoned Commercial-Industrial