

## CHAPTER 1030

### MOTOR VEHICLE FUEL FACILITIES

#### SECTION:

- 1030-1: Purpose
- 1030-2: Motor Vehicle Fuel Sales
- 1030-3: Truck Stops

**1030-1 PURPOSE:** The purpose of this Chapter is to establish specific design and operational performance standards for motor fuel facilities.

#### **1030-2: MOTOR VEHICLE FUEL SALES:**

- A. **District Application:** Motor vehicle fuel sales shall be allowed in a B-1, B-2, and I-1 District as a conditional use. The standards and requirements for motor fuel sales shall be in addition to those which are imposed for other uses and activities occurring on the property.
- B. **Motor Fuel Facilities:** Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
- C. **Area:** A minimum lot area of four thousand (4,000) square feet and minimum lot frontage of one hundred fifty feet (150'). The City Council may exempt previously developed or previously platted property from this requirement provided that the site is capable of adequately and safely handling all activities and required facilities.
- D. **Hours:** Hours of operation shall be limited within the respective zoning district as follows, unless extended by the City Council as part of the conditional use permit:
  - 1. B-1 District: Five o'clock (5:00) A.M. to eleven o'clock (11:00) P.M.
  - 2. B-2 District: No limit except as may be required by the City Council.
  - 3. I-1 District: No limit except as may be required by the City Council.

**E. Architectural Standards:**

1. The architectural appearance, scale, and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting.
2. All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment in conformance with Section 1017-4 of this Ordinance.

**F. Canopy:** A protective canopy structure may be located over the pump island(s), as an accessory structure. The canopy shall meet the following performance standards:

1. The edge of the canopy shall be twenty feet (20') or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained.
2. The canopy shall not exceed eighteen feet (18') in height and shall provide fourteen feet (14') of clearance to accommodate a semi-trailer truck passing underneath.
3. The canopy fascia shall not exceed three feet (3') in vertical height.
4. The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site.
5. Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that:
  - a. The individual canopy sign does not exceed more than twenty percent (20%) of the canopy facade facing a public right-of-way.
  - b. The canopy fascia shall not be illuminated, except for permitted canopy signage.
6. Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.

**G. Pump Islands:** Pump islands shall comply with the following performance standards:

1. Pump islands shall be elevated six inches (6") above the traveled surface of the site.

2. All pump islands shall be set at least thirty feet (30') back from any property line. Additionally, the setback between the pump islands curb face shall be at least twenty four feet (24').

**H. Dust Control And Drainage:**

1. The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone or paving brick. Plans for surfacing and drainage shall be subject to approval of the City Engineer.
2. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:
  - a. A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.
  - b. A minimum pool depth of four feet (4').
  - c. A minimum oil containment capacity of eight hundred (800) gallons.
3. All spills shall be cleaned up in a prompt manner. Spills of five (5) gallons or more shall be reported immediately to the Minnesota Pollution Control Agency (MPCA).

**I. Landscaping:** For uses established after the effective date of this Ordinance, the following requirements shall apply:

1. At least twenty five percent (25%) of the lot, parcel or tract of land used exclusively for the gas sales facility shall remain as a grass plot, including trees, shrubbery, plantings or fencing and shall be landscaped. Required minimum green area should be emphasized in the front and side yards abutting streets or residential property.
2. At the boundaries of the lot, the following landscape area shall be required:
  - a. From side and rear property lines, an area of not less than five feet (5') wide shall be landscaped in compliance with Section 1020-5 of this Ordinance.
  - b. From all road rights of way, an area of not less than fifteen feet (15') wide shall be landscaped in compliance with Section 1020-4 of this Ordinance.

- c. Where lots abut residentially zoned property, a buffer yard of not less than twenty feet (20') wide shall be landscaped and screened in compliance with Section 1020-5 of this Ordinance.
- d. The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.

J. **Exterior Lighting:** The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with Section 1016-8 of this Ordinance. A comprehensive lighting plan shall be submitted as part of the conditional use permit application, and shall be subject to the following performance standards:

- 1. **Canopy Lighting:** Canopy lighting shall only be permitted under the canopy structure, and consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the bottom face of the canopy. Total canopy illumination below the canopy may not exceed one hundred fifteen (115) foot-candles at ground level.
- 2. **Perimeter Lighting:** Lighting at the periphery of the site and building shall be directed downward, and individual lights shall not exceed fifteen (15) foot-candles at ground level.
- 3. **Illumination:** Maximum site illumination shall not exceed four-tenths (0.4) foot-candle at ground level when measured at any boundary line with an adjoining residential property or any public property.
- 4. Except for permitted wall signage the building and/or canopy fascia shall not be illuminated.

K. **Circulation And Loading:** The site design shall accommodate adequate turning radius and vertical clearance for a semi-trailer truck. Designated loading areas must be exclusive of off-street parking stalls and drive aisles. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates.

L. **Parking:**

- 1. Parking spaces shall be calculated solely based upon the use and the square footage of the principal building.
- 2. Parking spaces shall be screened from abutting residential properties in compliance with Chapter 1020 of this Ordinance.

- M. **Pedestrian Traffic:** An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles. In front of the principal structure, the pedestrian sidewalk shall be a minimum of five feet (5') wide and clear of any obstacle or impediment.
- N. **Noise:** Public address system shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in Section 1016-12 of this Ordinance.
- O. **Outside Storage, Sales And Service:** No outside storage or sales shall be allowed, except as follows:
1. Public phones may be located on-site as long as they do not interrupt on-site traffic circulation, and are not located in a yard abutting residentially zoned property.
  2. Propane sales limited to twenty (20) pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meets all State Uniform Building and Fire Codes.
  3. A compressed air service area may be located on-site as long as it does not interrupt on-site traffic circulation.
  4. Existing outside storage, sales and service of items existing as of the effective date of this Ordinance, other than those items listed in Section 1030-2.O of this Ordinance shall be removed within a period of five (5) years from that effective date.
- P. **Litter Control:** The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles must be provided at a convenient location on-site to facilitate litter control.
- Q. **Signs:** All other signing and informational or visual communication devices shall be in compliance with Chapter 1024 of this Ordinance.
- R. **Additional Stipulations:** All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request finds that the general health, safety, and welfare can be served as well or better by modifying or expanding the conditions set forth herein.

**1030-3: TRUCK STOPS:**

- A. **District Application:** Truck stop uses may be allowed within the I-1 and I-2 Districts subject to approval of a conditional use permit.

**B. Performance Standards:** A truck stop may be allowed provided that:

1. **Adjacent to Residential Districts:** Truck stops shall not be permitted on lots that abut residentially zoned property.
2. **Area:** A minimum lot area of five (5) acres and minimum lot frontage of three hundred feet (300'). The City Council may exempt previously developed or previously platted property from this requirement provided that the site is capable of adequately and safely handling all activities and required facilities.
3. **Location:** Truck stops shall be located on parcels abutting a principal arterial roadway.
4. **Installation Standards:** Truck stops shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
5. **Sanitary Dump:** A sanitary dump shall be required at all truck stops. The sanitary dump shall comply with all requirements of the Minnesota Pollution Control Agency (MPCA).
6. **Architectural Standards:**
  - a. The architectural appearance, scale, and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting.
  - b. All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment in conformance with Section 1017-4 of this Ordinance.
7. **Canopy:** A protective canopy structure may be located over the pump island(s) as a permitted accessory structure. The canopy shall meet the following performance standards:
  - a. The edge of the canopy shall be seventy feet (70') or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained.

- b. The canopy shall not exceed eighteen feet (18') in height and shall provide fourteen feet (14') of clearance to accommodate a semi-trailer truck from passing underneath.
  - c. The canopy fascia shall not exceed three feet (3') in vertical height.
  - d. The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site.
  - e. Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that:
    - (1) The individual canopy sign does not exceed more than twenty percent (20%) of the canopy facade facing a public right-of-way.
    - (2) The canopy fascia shall not be illuminated, except for permitted canopy signage.
  - f. Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.
8. Pump Islands: Pump islands shall be elevated six inches (6") above the traveled surface of the site. Pump islands must be set at least seventy feet (70') back from any property line. Setback between pump island curb face shall be sufficient for the servicing and maneuvering of semi-trucks with trailers.
9. Dust Control And Drainage: The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone or paving brick. Plans for surfacing and drainage shall be subject to approval of the City Engineer. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:
- a. A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.
  - b. A minimum pool depth of four feet (4').
  - c. A minimum oil containment capacity of eight hundred (800) gallons.
  - d. Minimum maintenance/inspection of two (2) times per year and/or after measurable spill events. A measurable spill shall be defined by the Minnesota Pollution Control Agency (MPCA). A measurable spill must be reported to the MPCA.

10. Landscaping:

- a. At least twenty five percent (25%) of the lot, parcel or tract of land used exclusively for the gas sales facility shall remain as a grass plot, including trees, shrubbery, plantings or fencing and shall be landscaped. Required minimum green area should be emphasized in the front and side yards abutting streets or residential property.
- b. At the boundaries of the lot, the following landscape area shall be required:
  - (1) From side and rear property lines, an area of not less than five feet (5') shall be landscaped in compliance with Section 1020-5 of this Ordinance.
  - (2) From all road rights of way, an area of not less than fifteen feet (15') shall be landscaped in compliance with Section 1020-4 of this Ordinance.
  - (3) The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.

11. Exterior Lighting: The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with Section 1016-8 of this Ordinance. A comprehensive lighting plan shall be submitted as part of the conditional use permit application, and shall be subject to the following performance standards:

- a. Canopy lighting shall only be permitted under the canopy structure, and consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the bottom face of the canopy. Total canopy illumination below the canopy may not exceed one hundred fifteen (115) foot-candles at ground level.
- b. Lighting at the periphery of the site and building shall be directed downward, and individual lights shall not exceed fifteen (15) foot-candles at ground level.
- c. Maximum site illumination shall not exceed one foot-candle at ground level when measured at any boundary line with an adjoining residentially zoned property or public property.
- d. Except for permitted wall signage, the building and/or canopy fascia shall not be illuminated.



12. Access: Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with Chapter 1019 of this Ordinance.
13. Circulation: The site design shall accommodate adequate turning radius and vertical clearance for a semi-trailer truck. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates.
14. Parking:
  - a. Parking for motor fuel service shall be in addition to that required for other uses on the site.
  - b. Parking spaces shall be determined on an individual basis by the City Council. Factors to be considered in such determination shall include (without limitation) size of building, type of use, number of employees, expected volume and turnover of customer traffic and expected frequency and number of delivery or service vehicles.
  - c. Parking stalls for trucks and trailers shall be a minimum of twelve feet (12') wide and seventy feet (70') long, exclusive of drive aisles.
15. Pedestrian Traffic: An internal site pedestrian circulation system shall be defined and appropriate provisions made to protect such areas from encroachments by parked cars or moving vehicles. In front of the principal structure, the pedestrian sidewalk shall be a minimum of five feet (5') wide and clear of any obstacle or impediment.
16. Noise: Public address system shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated in Section 01-16-12 of this Ordinance.
17. Outside Storage, Sales And Service: No outside storage or sales shall be allowed, except as follows:
  - a. Public phones may be located on-site as long as they do not interrupt on-site traffic circulation, and may not be located in a yard abutting residentially zoned property.
  - b. Propane sales limited to twenty (20) pound capacity tanks may be located outside as long as the propane tanks are secured in a locker and meet all State Uniform Building and Fire Codes.

- c. A compressed air service area may be located on-site as long as it does not interrupt on-site traffic circulation.
  - d. Existing outside storage, sales and service of items existing on the effective date of this Ordinance, other than those items listed in this Section 1030-B.17 shall be removed within a period of five (5) years from the effective date of this Ordinance.
- 18. Litter Control: The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles must be provided at a convenient location on-site to facilitate litter control.
  - 19. Signs: All signing and informational or visual communication devices shall be in compliance with Chapter 1024 of this Ordinance.
  - 20. Additional Stipulations: All conditions pertaining to a specific site are subject to change when the Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.