

Local Law 1 of 2004
Amending Section 161-17(D)(7)

STANDARDS FOR SPECIAL USES The following “Standards For Special Uses” for car lots have been promulgated to promote the health and safety of the community and for guidance for the Planning Board and Code Enforcement Officer in recommending standards for inclusion in the special use permit of the car lot.

Such car lots shall be a minimum width of 300 feet by 200 feet in depth and subject to an 80 foot set back from the road of any operations. The front lot shall be graded and paved and designed to cause drainage to flow to ditch culverts with open receivers away from neighboring property lines. Ingress and egress will be connected in a one way traffic flow of at least 20 foot width with grading and paving. The rear portion of the lot will be fenced and graded with at least gravel. The property should be landscaped with use of shrubberies and fencing to conceal non-sales operations.

All motor vehicle storage other than the display area and customer parking shall be fully fenced and screened from all side and rear property lines. An 8foot high wooden fence or masonry wall may be substituted for an in addition to the planting of hedges or other permanent plantings.

All other accessory uses including servicing of vehicles shall be conducted within fully enclosed structures. The lighting level shall not exceed 3 foot candles within a display area and installed in accordance with a submitted and approved plan.

Signs shall not be lower than 7 feet near the driveway so as not to obstruct vision of on coming vehicles. Sales building shall have at least one office room and a full service public restroom.

Gasoline service, if provided, shall be located to the rear of the principal building. Oil and fuel storage shall be solely in tanks and subject to approval by the DEC of other appropriates governmental regulatory agency.

Sufficient off street parking is to be provided for all cars brought for repair. A minimum of 3 off street parking spaces in the front of the premises to be provided for licensed, repairable vehicles. All other vehicles must be received in the rear fenced in area with a maximum of 8 repairable vehicles to be stored for repair at any given time and must be repaired within a reasonable period of time. All vehicles brought in for a repair shall be placed on a concrete pad with drainage connected to a separation tank in accordance with the Department of Environmental Conservation Regulations.

Property shall be maintained in a neat and orderly manner with no accumulation of junk vehicles, tires, auto parts, garbage, refuse or debris on the property.

Hours of operation are to be established so as to limit the effect of noise and traffic on the neighborhood.