

RILEY TOWNSHIP - ST. CLAIR COUNTY

ARTICLE XI
PLANNING COMMISSION – SPECIAL APPROVAL USES

SECTION 1140. VEHICLE WASH FACILITIES:

Vehicle Wash Facilities may be permitted in the Extensive Commercial (EC) District as a special approval use subject to the following:

- A. Minimum Lot Size: See Section 803
- B. Layout: All washing activities shall be carried on within a building. Vacuuming activities, if outdoors, shall be at least one hundred (100') feet from any Agriculture-Rural Residential (AR) zoned lot line or residential use. Wash bays for self-service washes shall be located at least fifty (50') feet from any Agriculture-Rural Residential (AR) lot line. These areas shall be located so as not to conflict with any required parking, drive or automobile standing areas. Self-contained, covered waste receptacles shall be provided at each proposed vacuum station to provide convenient disposal of customer refuse.
- C. Entrances and Exits: Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street, highway or road. All maneuvering areas, stacking lanes, and exit aprons shall be located on the car wash parcel itself. Streets, highways or roads shall not be used for maneuvering or parking of vehicles to be serviced by the automobile wash. A minimum distance of one hundred twenty-five (125') feet shall be maintained between the exit door of the was structure to the nearest exit driveway to permit adequate time for excess water to drip off of the vehicle. All vehicles standing and waiting to enter the facility shall be provided off street, road or highway waiting space and no vehicle shall be permitted to wait on the public right of way as part of the traffic approach.
- D. Orientation of Open Bays: Buildings should be orientated so that open bays, particularly for self-serve automobile washes, do not face onto adjacent thoroughfares unless screened by an adjoining lot or building. Exit lanes shall be sloped to drain water back to the wash building or to drainage grates.
- E. Water Runoff System: All car wash facilities shall provide a drainage system installed midway from the exit door of the wash structure to the nearest exit drive at a low point to limit water runoff. A series of rumble strips (1/2" to 1 1/2" high or deep, 3" to 4" wide and 90-degree crossway to traffic) must be located between the car wash building exit and the drainage system collection point.
- F. Sufficient Stacking: Sufficient stacking capacity shall be provided to ensure that traffic does not extend into the public right-of-way. A minimum of fifteen (15) stacking spaces for an automatic wash facility shall be provided. For self-service washes a minimum of two (2) stacking space per stall and a minimum of one (1) space per stall at the exit shall be provided.

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- G. Sewage Wastes and Water Pollution: Sewage disposal (including septic systems) and water pollution shall be subject to the standards and regulations established by all the governing government agencies (P.H. 6/13/2011; Adopted 10/4/2011; Published 10/13/2011)
- H. Surfacing: The entire lot, excluding areas occupied by landscaping and building, shall be hard-surfaced with concrete or asphalt material. The site shall be graded and drained so as to dispose of surface waters. Subject to standards of Section 907.
- I. Lighting: All lighting shall be noted on the site plan and shall be shielded downward and away from adjacent properties and right-of ways.
- J. Signs: Subject to Section 909 standards.
- K. Site Plan: Subject to standards of Section 913. Site Plan shall detail the location of all proposed vacuum stations, car wash bays, standing areas, stacking areas, drainage requirements, and landscaping, including screening.
- L. The site shall be screened from abutting property in conformance with Section 915. The Planning Commission may require additional landscaping or screening when it is determined that it is necessary to prevent negative impacts on adjoining properties.
- M. Parking: See Section 906.