

PART II-B AUTOMOBILE DEALERSHIPS (NEW & USED)

9-202: AUTOMOBILE DEALERSHIPS REGULATIONS

- A. Authorization. Subject to the limitations of this Section 9-202, all uses and structures are subject to the following standards, regulations, and requirements at all times in those zoning districts in which they are permitted or special permit uses.
- B. Location. Automobile dealerships shall be located on a zoning lot with a minimum lot frontage of 160 feet and a minimum lot area of one (1) acre, or 43,560 square feet. No special use permits authorizing construction of an automobile dealership, the addition to or expansion of an existing automobile dealership, or renovation of an existing structure to be used as an automobile dealership, shall be authorized unless the applicant is able to demonstrate compliance with the minimum area requirement of this paragraph and of the remaining requirements of this Section 9-202, on commercially reasonable terms, and sufficient for the location of an automobile dealership (new or used) for the provision of automobile sales. Additionally, automobile dealerships shall not be located on either side of Cicero Avenue as bound by 155th Street, to include the first zoning lots on either side of Cicero Avenue directly north of said street, and the centerline of 160th Street to the south.
- C. Design of Outdoor Storage of Automobile Inventory. Unless otherwise authorized by the City Council for good cause, every automobile dealership shall be designed, constructed and maintained to be of a sufficient size and capacity to allow the placement of automobiles in an organized manner that accommodates adequate circulation and provides for a reasonable amount of inventory on the zoning lot, subject to the requirements stated in Paragraph 9-202(D).
- D. Design Standards for Parking. Every automobile dealership shall comply with the following design standards, in addition to any other applicable requirements of Sections 9-107 of this Code that these design standards do not otherwise govern. These standards shall take precedence over any other such requirements of this Code that would otherwise apply.
1. *Number of parking spaces.* The minimum number of parking spaces for automobile dealerships shall be the total of the below required minimums:
 - (a) *For employees and customers:* minimum of one (1) space per 250 square feet of net floor area.
 - (b) *For automobile inventory:* maximum as determined by the Planning and Zoning Commission.
 2. *Minimum parking space and circulation dimensions.* The minimum requirements below shall apply.

Parking Space Dimensions			
PARKING ANGLE	SPACE WIDTH	SPACE LENGTH	SPACE HEIGHT
Parallel	9	22	N/A
30°	9	33.6	18
45°	9	26.9	12.7
60°	9	22.9	10.3
90°	9	18	8

Circulation Aisle Dimensions		
PARKING ANGLE	ONE-WAY	TWO-WAY
Parallel	12	12
30°	12	12
45°	13	14
60°	18	19
90°	20	22

3. *Enclosures for automobile inventory.* In lieu of meeting the requirement of Subparagraph 9-202(E)(1), this subparagraph shall apply at the discretion of the Community Development Director and as conditioned upon approval of the special permit. In order to provide security for such facilities, parking bollards painted a neutral color, shall be installed along the edge of the parking lot at a minimum of four (4) and one-half (1/2) feet apart along the front and corner side yards and have a minimum height of two (2) feet.

E. Landscaping. Every automobile dealership shall comply with the following landscaping requirements, in addition to any other applicable requirements of Section 9-107 of this Code that these design standards do not otherwise govern. These standards shall take precedence over any other such requirements of this Code that would otherwise apply.

1. *Parking lot buffering.* All parking lot buffering shall be located between the edges of the parking lot and the property line. Landscape materials shall be installed directly along the edge of the parking lot as deemed appropriate by the Community Development Director.
2.
 - (a) *For properties along 159th Street.* Along front and corner side yards, the distance between the interior edge of the sidewalk and edge of the parking lot shall be no less than ten (10) feet. The area designated for the screening shall be no less than four (4) feet in width. The remainder of the area between the interior edge of the sidewalk and edge of the parking lot shall be landscaped with sodded lawn. Where contextually appropriate, the corner side yard parking lot buffering may be reduced to that as required in Subparagraph 9-202(E)(1)(b) of this Section, at the discretion of the Community Development Director.
 - (b) *For properties along Cicero Avenue.* Along front and corner side yards, the distance between the interior edge of the sidewalk and edge of the parking lot shall be no less than four (4) feet and shall be designated for landscape

screening materials. Parking bollards shall be installed in accordance of the requirements of this section.

3. *Interior parking lot landscaping.* Every automobile dealership containing fifteen (15) or more parking spaces shall contain at least one (1) tree, of at least three (3) inches or greater in diameter, for each ten (10) spaces provided. This number of parking spaces shall consist of the total number of spaces provided for employee and customer parking and the total number of spaces provided for automobile inventory. A minimum of fifty (50) percent of the required trees, or an amount lesser than as deemed reasonable by the Community Development Director and as conditioned upon approval of the special use permit, shall be located in landscaped islands within the interior of the paved parking lot.
- F. **Other Standards.** In general, automobile dealerships (new and used) shall be designed to accommodate adequate facilities for storm water management, including landscaping, permeable materials, and other infrastructure as deemed necessary by the Community Development Director. Any and all other improvements and their applicable plans shall be submitted for review as deemed necessary by the Community Development Director prior to a public hearing being scheduled.
- G. **Licenses and Permits.** The operator of every automobile dealership shall maintain all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of the dealership. In addition, any such operator shall provide copies of such licenses and permits and provide evidence of renewal or extension thereof, when requested by the Community Development Director.
- H. **Compliance with Plans.** Every automobile dealership shall comply with all plans approved by the City.
- I. **Compliance with Laws.** Every automobile dealership shall comply with this Section, and all applicable federal, state, and local laws.
- J. **Affidavit of Compliance with Conditions.** Whenever any automobile dealership (new or used) is made subject to conditions or limitations to be met by the applicant, the applicant shall, upon initially meeting such conditions, file an affidavit with the Community Development Director so stating and shall file such affidavit biannually. Such affidavit shall be accompanied by a nonrefundable fee, to be fixed in each case by the Community Development Director, to recover the City's actual direct cost of an inspection to verify that such conditions and limitations have been met.
- K. **Term Limitation.** Every ordinance granting approval of a special permit for an automobile dealership provide that where the city determines the owner or operator of the automobile dealership is not in full compliance with this section and with any and all conditions required at the time of special use permit approval, the lack of compliance shall be ground for revocation of the special use permit in accordance with paragraph 11-702(d) of this code.