

To the Mayor and Members of the City Council

January 18, 2022

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**SUBJECT: PROPOSED ZONING ORDINANCE TEXT AMENDMENT FOR
CAR WASHES**

The purpose of this Informal Report is to provide the City Council information regarding the current Zoning Ordinance regulation of car washes and potential amendment to the ordinance to allow automated and full-service car washes by right in certain commercial zoning districts.

Automated-service and Full-service facilities	Current Ordinance*	Proposed Amendment*
Zoning Districts	Allowed	Allowed
E Neighborhood Commercial	Conditional Use Permit (CUP)	Conditional Use Permit (CUP)
FR General Commercial Restricted	CUP	By right
F General Commercial	CUP	By right
G Intensive Commercial	CUP	By right
H Central Business	CUP	CUP
I Light Industrial	By right	By right
J Medium Industrial	By right	By right
K Heavy Industrial	By right	By right

*All car washes are required to comply with the supplemental use standards in Section 5.108 of the Zoning Ordinance. Proposed revisions to the standards are underlined in the section below. Car washes, like other uses, must comply with all other City codes and ordinances (e.g. building and environmental codes).

The amendment will define three different types of car wash facilities in Chapter 4, Article 8 Non-Residential District Use Table: i) Self-service, ii) Automated-service, and iii) Full-service.

- i) Self-service are facilities where customers spray, dry, and vacuum their cars themselves (typically no staff on site).
- ii) Automated-service are facilities where customers drive their cars through an automated tunnel for washing and drying but customers vacuum the cars themselves (minimal staff on-site)
- iii) Full-service are defined as facilities where the customers drop off their cars and have all the washing, drying, and vacuuming done for them (several staff on site)

Self-service car wash facilities are only allowed in industrial districts (I, J, K) by right.

Section 5.108 Car Wash.

Car wash facilities may be permitted in accordance with the use table in Chapter 4, Article 8, subject to the following conditions.

- a) All washing facilities shall occur under a roofed area with at least two walls.
- b) All drying and vacuuming facilities shall not be in the front yard and shall not be closer than 100 feet from any residential district. (*currently 25 feet*)
- c) The building surfaces shall be faced with masonry, porcelainized steel, baked enamel steel or other material equal in durability and appearance.
- d) The building shall not be less than 100 feet from any residential district.
- e) The building shall set back not less than 25 feet from the front property line.

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- f) Off-street stacking spaces shall be provided on the property in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a full-service facility.
- g) All off-street stacking areas shall be within the property boundaries and not within traffic lanes, and shall be hard-surfaced and dust-free.
- h) Any lights used to illuminate the area shall be directed downward and away from adjacent properties.
- i) A permanent screening fence or wall not less than six feet in height shall be constructed along any site property line which abuts a residential district.

The anticipated schedule for the proposed amendments is as follows:

- City Council Work Session – January 18, 2022
- Zoning Commission Public Hearing – March 9, 2022
- City Council Public Hearing – April 12, 2022

For questions, please contact Daniel Leal, Assistant Director in Development Services, at 817-392-6214

David Cooke
City Manager