

An Ordinance of the Township of Pymatuning, County of Mercer, Commonwealth of Pennsylvania, amending the Pymatuning Township Zoning Ordinance by eliminating automotive laundries as permitted uses in the "B" Business - Highway Service Zoning District except on a special permit use on a determination by the Zoning Board of Adjustment following a public hearing that the proposed use will conform with certain standards herein prescribed.

BE IT ENACTED AND ORDAINED by the supervisors of the Township of Pymatuning, Mercer County, Pennsylvania, and it is hereby enacted and ordained by and with the authority of the same, as follows:

SECTION 1. That Section 801.1 (2) be amended to read as follows:

"Automotive Service Establishment, such as: automotive gasoline service station, automotive garage, automotive sales area, automotive sales and/or parts sales building, provided: (a) it shall not be located within 100 feet of any lot line in any Residential Zoning District, (b) access drives shall not exceed 35 feet in width within 10 feet of the street right-of-way line, and (c) access drives shall not exceed two per lot on any one street frontage. Automotive laundries commonly known as car washes shall be permitted only upon the granting of a special exception for same by the Board of Adjustment, upon a determination by the Board of Adjustment that the proposed use conforms with the standards set forth in Section 1507.31 of the Pymatuning Township Zoning Ordinance as amended."

SECTION 2. That Section 1507.31 (2) be amended to read:

"(a) For the Temporary Erection and Use of a Real Estate Office and/or Contractor's Storage Yard in any "R-2" Zoning District.

In cases where such use is incidental and reasonably necessary to the development of housing or construction purposes, and where the proposed use is clearly of a temporary nature, to be abandoned as the adjacent areas become occupied for residential use. Any Permit so authorized shall be only for such limited period of time, in no case more than 1 year, or as the Board,

considering the character of the area in question, shall determine is reasonable, provided that such Permit shall be conditional upon written agreement by the owner to remove any building or other structure erected thereunder upon the expiration of the Permit.

(b) For the Erection of Car Washes (Automatic or Self-Service, and Whether or Not the Operation Has a Full or Part Time Attendant) in the "B" Business - Highway Service Zoning District

Car washes shall not be permitted unless following a public hearing it is determined that they conform to the following standards:

(a) Sufficient off-street parking shall be provided for waiting cars. The parking or standing areas shall be situated on the property, outside the washing facilities and be of sufficient size to accommodate at least one-third of the hourly capacity (or hourly turn-over) of the car wash plus a reserve of 20 per cent of the hourly capacity to accommodate peak demand periods, and the stacking lane shall allow for a minimum length of 20 feet per car, and a minimum width of ten feet per car. Hourly capacity in this instance shall mean the greatest number possible of automatic washes that can be provided in one hour.

(b) Separate entrances and exit facilities shall be provided with paved driveways having a minimum width of 10 feet.

(c) No entrance or exit shall be located closer than 75 feet to an existing street intersection.

(d) There shall be provided an area of at least 800 square feet beyond the exit end of the washing building to be used for hand finishing operations of the washing process.

(e) Car wash buildings may not be located less than 100 feet from the nearest residential zone.

(f) A separate off-street parking area shall be provided for the owner and his employees at the rate of one space for the owner and one space for each employee.

(g) The owner shall provide a site plan of the proposed car wash operation showing the location of entrances and exits, the building housing the washing equipment, the parking area for operators of waiting vehicles and employees, the distance to nearest street intersection, property lines and dwellings on adjoining properties, and required set back, side yard and rear yard lines, plus type of screening to be used.

(h) A permanent screening fence or wall not less than five (5) feet in height shall be constructed along any property line which abuts property zoned or used for residential use.

(i) All off-street parking areas shall be hard-surfaced and

(j) The proposed operation shall be one not likely to create traffic hazards and the noise and vibrations shall not exceed levels currently prevalent in the general area of the proposed operation.

ENACTED AND ORDAINED this 27 day of April, 1968.

TOWNSHIP OF PYMATUNING

By

Robert L. Small
L. C. McKnight

Charles J. Godwin

Supervisors

Attest:

W. S. Mott

Township Secretary