

MOTOR VEHICLE-ORIENTED BUSINESS

City of Franklin, Ohio
CONDITIONAL USE APPLICATION
UDO Sections 1113.01 and 1115.09

Application No. _____

The following additional information must be submitted with the application:

- _____ H. A **Narrative Statement** outlining how the proposed conditional use meets the specific standards of approval for the conditional use.
- (1) The proposed use meets the definition and purpose of “Motor Vehicle-Oriented Business;”
 - (2) Facilities shall be compatible with the surrounding area with sufficient site area to accommodate existing and future uses;
 - (3) All outdoor storage must be completely screened from view from adjacent properties and the street;
 - (4) All hydraulic hoists, oil pits and all lubricants, greasing and repair equipment shall be enclosed entirely within a building. No outdoor assembly or repair of motor vehicles shall be permitted;
 - (5) No portion of the structure or its appurtenances, including ancillary, associated, or auxiliary equipment shall be located in front of the established building line;
 - (6) All outdoor display areas, canopies, and any buildings used for service shall be located at least 50-feet from any adjacent residential property or district;
 - (7) All outdoor display areas, gasoline pumps, canopies, and any buildings used for service or repair work shall be located at least 50-feet from any adjacent residential property or district;
 - (8) A solid wood fence, masonry wall, or hedge 6-feet high shall be required along any property line adjacent to a residential use or district;
 - (9) The minimum distance of driveways from intersections, and the minimum distance of driveways to an entrance of a school, place of worship, cemetery, or day care center, shall be as approved by the City Engineer;
 - (10) Access shall be from an arterial street or collector or shall be provided in a manner that does not cause heavy impact on residential streets. Access drives shall be as approved by the City Engineer;
 - (11) The circulation areas shall provide smooth, continuous flow with efficient, non-conflicting movement throughout the site. Major vehicular circulation movements shall not conflict with major pedestrian movements. Interconnecting circulation aisles between parcels shall be provided;
 - (12) Every parking and loading space shall have sufficient access and maneuvering area and all maneuvering areas shall be on the same lot as the use the area is intended to serve;
 - (13) Off-street queuing space for 7 vehicles shall be provided for every drive-through and drive-in facility, unless Planning Commission modifies this requirement. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns;
 - (14) Off-street, queuing space shall be provided for 2 vehicles for each gasoline pump island located on the site. Queuing spaces shall not block or otherwise interfere with parking or site circulation patterns. Customer and employee parking shall be separated from drive-through activities and customer parking shall be located in the area with highest accessibility to customer sales;
 - (15) All areas not paved or covered by the building shall be landscaped and all landscaped areas shall be separated from all paved areas by 6-inch high curbing; and
 - (16) Cut-off type lighting fixtures shall be used in parking areas to minimize impact to neighboring residentially-zoned properties.
- _____ I. A **Sign Graphics Plan** showing:
- (1) The location of any proposed sign(s), including the sign’s location with respect to existing right-of-way and property lines;
 - (2) The location of all other existing signs whose construction requires permits, when such signs are on the same premises;
 - (3) The dimensions, construction supports, sizes, electrical wiring and components, sign materials, and method of attachment;
 - (4) The location, size, and illumination of wall signs, ground mounted signs, and directional signs; and
 - (5) Elevation drawings of ground mounted signs and wall signs shall also be included.
- _____ J. A **Landscaping Plan** meeting the requirements of Section 1111.06.