

**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 06 OF 2020**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, AMENDING CHAPTER 240, ZONING, ARTICLE IX C-2 HIGHWAY COMMERCIAL DISTRICT, SECTION 240-50 (A) PERMITTED USES, TO DELETE AN AUTOMOBILE SERVICE STATION AS A PERMITTED PRINCIPLE USE; AMENDING SECTION 240-50 (B) CONDITIONAL USES BY THE ADDITION OF AN AUTOMOBILE SERVICE STATION AS A CONDITIONAL USE AND AMENDING ARTICLE XV EXPRESS STANDARDS AND CRITERIA FOR GRANTING CONDITIONAL USES AND USES BY SPECIAL EXCEPTION, SECTION 240-95 STANDARDS FOR SPECIFIC USES BY THE ADDITION OF STANDARDS AND CRITERIA FOR AN AUTOMOBILE SERVICE STATION AS A CONDITIONAL USE**

WHEREAS, the Board of Commissioners and the Planning Department of the Township of South Fayette has determined that the existence of automobile service stations in the C-2 Zoning District as a permitted use without providing any standards or criteria for such uses is injurious to the health, safety and welfare of the Township of South Fayette and its residents; and

WHEREAS, the Board of Commissioners, in recognition of the existence of such a situation, has determined that it is appropriate to permit automobile service stations as a conditional use in the C-2 Highway Commercial District and also adopt reasonable and necessary standards for such use to protect the health, safety and welfare of the Township of South Fayette and its residents .

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE AS FOLLOWS:

1. The recitals set forth hereinabove are incorporated herein by reference thereto.
2. Chapter 240 Zoning, Section IX C-2 Highway Commercial District, Section 240-50 (A) Permitted Uses is hereby AMENDED to delete an automobile service station as a Permitted Use in the C-2 Highway Commercial District.
3. Chapter 240 Zoning, Section IX C-2 Highway Commercial District, Section 240-50 (B) Conditional Uses is hereby AMENDED to provide for the addition of an automobile service station as a Conditional Use.
4. Chapter 240 Zoning, Article XV Express Standards and Criteria for Grant of Conditional Uses and Uses by Special Exception, Section 240-95 Standards for Specific Uses is hereby AMENDED to include the following criteria for the approval of an automobile service station as a Conditional Use as follows:
  - a. Automobile service stations subject to:
    - i. The property shall have access directly onto an arterial or collector street with sufficient capacity to handle traffic generated by the proposed use;
    - ii. The location of entrances and exits shall be clearly marked with on-lot circulation delineated by on-premises directional signs or pavement markings;
    - iii. Only minor repairs and service such as state inspections, lubrication, oil changes, tire changes and similar work shall be permitted at an automobile service station. Major repair work, including paint-spraying, body or fender work shall not be permitted;
    - iv. No repair work, washing, waxing, lubrication, or other work shall be performed outdoors;
    - v. Pumps, underground storage tanks and other such devices shall be located a minimum of 25 feet from any public right-of-way or lot lines;
    - vi. A canopy covering the pumps is permitted, provided it is no closer than 20 feet from any lot line or ultimate right-of-way, being the area beyond the legal right of way needed to accommodate future road widening as may be set forth in a Plan approved by the Township . The maximum height of the canopy shall not exceed 20 feet; and

- vii. All bulk storage of flammable liquids shall occur in well vented underground tanks, subject to approval by the County Fire Marshal or other regulatory agency which shall inspect and approve tank installations and other safety requirements as a condition of occupancy.
- viii. Only below-grade fuel storage tanks and pump islands may be placed not closer than 30 feet to the ultimate right-of-way line, as defined above, or abutting property lines. Canopy structures are permitted within 20 feet of right-of-way. Access drives shall be located to take advantage of maximum, sight distances for motorists and circulation into and through the premises shall be obvious to motorists. The use of the site and access to it will not downgrade adjacent properties or the public health, safety and general welfare. The design and arrangement of the station shall be compatible with adjacent or nearby residential development;
- ix. Service station building walls shall be of masonry construction;
- x. Access shall be limited to two driveways and one additional driveway on a second street where the property abuts a second street. Each driveway shall not be more than 35 feet wide at the property line. No driveway shall be located within 75 feet of any street intersection, measured from the point of crossing of intersecting street right-of-way lines abutting the property and the edge of the driveway nearest the intersection;
- xi. The entire service area shall be paved with a permanent surface and edged with a curb where it abuts grassed areas. Paved surfaces shall be sloped to an acceptable storm drainage system. Areas of the property not paved shall be left natural, or landscaped and maintained;
- xii. Not less than eight parking spaces outside the circulation area around the pump islands shall be provided for customer and employee parking.
- xiii. No exterior playing of music shall be permitted.
- xiv. A photometric map of proposed site lighting shall be provided. A maximum permitted light intensity of 5/10 foot candle shall extend no

closer than 15 feet to a lot line. A lighting fixture shall be shielded and so arranged that the light does not represent a hazard to the operation of motor vehicles on or off site.

xv. Additional dimensional standards for an automobile service station shall be as follows:

1. Distance from another gas station: 1,500 feet min. measured from property lines.
2. Lot area: 20,000 square feet min.
3. Lot width: 150 feet min.
4. Side and rear yard depth abutting nonresidential property: 15 feet min.
5. Curb cut length: 35 feet max.
6. Clear distance between curb cuts: 20 feet max.
7. Clear distance between curb cuts and lot line: 20 feet max.
8. Buffer Yard/Area requirements shall be imposed in accordance with the applicable provision of the Township' Subdivision and Land Development Ordinance.

5. All ordinances and parts of ordinances inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency and in all other aspects, this ordinance shall be cumulative of the other ordinance regulating and governing the subject matter covered by this ordinance.

6. If any section or provision or parts hereof in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any other section or provision or part thereof.

7. This ordinance shall be in full force and effect from and after its passage.

ADOPTED AND APPROVED this 9th day of September 2020.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

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John Barrett, Manager/Secretary

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Gwen Rodi, Chairman Board of Commissioners