

CRITERIA AND STANDARDS
AUTOMOBILE MECHANICAL WASH

DEFINITION: A drive-in establishment where motor vehicles can be serviced for washing and can be combined to include multiple gasoline dispensing pumps on a drive-in or drive through basis. The delivery of such needs shall be made directly to the vehicle.

SITE:

Size: Minimum land area shall be 10,000 square feet, plus 4,000 square feet for each two (2) multiple gasoline pumps, plus 7,000 square feet for each additional gasoline pump.

Design: The design shall be appropriate to the site and the surroundings; traffic patterns, and activities in the area.

Sufficient space shall be provided to service vehicles efficiently, to meet on-site parking and maneuvering needs, and to ensure the safe movement of vehicles and pedestrians on and around the site.

The arrangement of structures, islands, curb cuts, parking and landscaping shall be to best serve the community and least adversely affect adjacent properties.

Access Driveways: Driveways shall be designed to ensure a safe and efficient operation, so that traffic may move on and off the site from the lane of traffic nearest the curb.

On-Site Parking: One space for each employee on the day shift, plus three (3) spaces for each bay shall be required.

Clear-Vision Triangle: There shall be no visual obstruction within twenty-five (25) feet of the intersection of street right-of-way lines, above two (2) feet and below eight (8) feet of the finished grade.

Paving: All areas other than planting areas shall be paved with all-weather, permanent material as specified by the City Engineer.

Drainage: Drainage shall be collected on site and shall not be discharged across adjacent public or private property.

Lighting: Lighting shall be directed onto the subject property only, so that the light source is not visible from adjacent properties. No luminaire shall be allowed higher than twenty (20) feet above finished grade.

Signs: All signs shall conform to the Sign Ordinance. Lighted signs, located within seventy-five (75) feet of residential districts, shall not exceed twenty (20) feet in height.

Outdoor Storage: Any outdoor storage or refuse area shall be fenced or screened from view.

Landscaping: Landscaping areas shall comprise a minimum of four per cent of the gross site area.

Said landscaping shall be located so as not to obstruct necessary sight distances and traffic flow, to offer adjacent residential properties a degree of visual and audio screening, and shall be of such quality as to enhance the site, and the surrounding area.

Parkway and Driveway Planters: Such planters shall be required and the planting materials shall be low-growing two and one-half ($2\frac{1}{2}$) feet in height, generally low-maintenance, evergreen flora, which will not obstruct view of drivers and customers. Other planters shall be located so as not to obstruct necessary sight distances or traffic flow. All landscaping shall be permanently maintained.

Irrigation: Sprinkler systems or hose bibs shall be provided in all landscaped areas.

Fences and Decorative Screening: Materials, textures, colors and design shall be compatible with the on-site development, the adjacent properties, and the neighborhood. Said fencing or screening, where bordering residential properties shall be of non-metallic material and shall be six (6) feet in height on that part of the property to the back of the residential building line and not more than three and one-half ($3\frac{1}{2}$) feet to the front of said building line. Bumpers shall be required in front of all fences and hedges.

STRUCTURES:

Location: Gas pumps shall not be less than fifteen (15) feet from property line nor less than twenty-five (25) feet from residential property.

Design: Structures shall be architecturally approved by the Design Review Commission.

Materials, textures and colors shall be compatible with surrounding uses. Reflective, glossy, and fluorescent materials shall not be permitted.

OPERATION: The operation shall be confined to mechanical washing of motor vehicles and dispensing of gasoline.

Outside operations shall be limited to the dispensing of gasoline, and the gasoline shall be dispensed by an attendant.

Public nuisance (noise, vibration, odor, fumes, dust, smokes, wastes, etc.) shall be held within the limits set forth by the Watsonville Municipal Code, Chapter 17.

The sale of products other than gasoline shall be prohibited except for indoor dispensing of cigarettes, soft drinks and confectionery products contained in a machine.

USE PERMIT: An application for use permit relative to a mechanical car wash shall be accompanied by a site plan containing all the information required and including site dimensions, plot plan and elevations of all structures, parking, circulation, landscaping signs, etc. Types, textures, and colors of all materials to be used shall be conditioned to contain the criteria and standards as set forth but not necessarily limited to these standards. Hours of operation shall be compatible with the neighborhood land use.