Ordinance 250530

Text Amendments: Used Vehicle Sales

September 9, 2025

NPD Committee

Ordinance 250530

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-805-04, "Commercial Use Group," and enacting in lieu thereof a new section of like number and subject matter to establish special use permit requirements and operational standards for used motor vehicle sales lots.

Introduced June 26, 2025

Current Use Categories

88-805-04-X. Vehicle Sales and Service

2. Heavy Equipment Sales/Rentals

3. Light Equipment Sales/Rentals

Typical uses include automobile and boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

Use Tables – Table 120-1

	B1	B2	B3	B4
Vehicle Sales and Service				
Light Equipment sales/rental (indoor)	-	P [2]	P [2]	P [2]
Light Equipment sales/rental (outdoor)	-	S [1]	S [1]	P [1], [5, if not within a parking structure]

Use Tables – Table 130-1

	DC	DX	DR
Vehicle Sales and Service			
Light Equipment sales/rental (indoor)	S [2]	S [2]	-
Light Equipment sales/rental (outdoor)	S [1]	S [1]	-

Use Tables – Table 140-1

	M1	M2	M3	M4
Vehicle Sales and Service				
Light Equipment sales/rental (indoor)	P [2]	P [2]	-	-
Light Equipment sales/rental (outdoor)	P [1]	P [1]	-	-

Proposed Text Amendments

- Definitions
  - Motor Vehicle Franchise Dealer, New
  - Motor Vehicle Dealer, Used
- Use Categories
  - Vehicle Sales, Used *(new)*
  - Light Equipment Sales/Rentals *(revised)*
- Use Tables
  - Commercial, Downtown, Manufacturing districts
- New Use Standards
  - 88-372 – Vehicle Sales, Used *(new)*

Use Categories

Vehicle Sales, Used - A parcel or lot of land operated by a used motor vehicle dealer, being any motor vehicle dealer who is not a new motor vehicle franchise dealer, for the purpose of selling, bartering, or exchanging used motor vehicles.

NEW

Light Equipment Sales/Rentals - Sale, retail, wholesale, or rental from the premises of **new** autos, **new** noncommercial trucks, motorcycles, trailers with less than 10,000 lbs. gross cargo weight, recreational vehicles and boat dealers, together with incidental maintenance. Typical uses include **new** automobile **franchise dealers**, ~~and~~ boat dealers, car rental agencies and recreational vehicle sales and rental agencies.

REVISED

Revised Use Tables – Table 120-1

	B1	B2	B3	B4
Vehicle Sales and Service				
Light Equipment sales/rental (indoor)	-	P [2]	P [2]	P [2]
Light Equipment sales/rental (outdoor)	-	S [1]	S [1]	P [1], [5, if not within a parking structure]
Vehicle sales, used	-	S	S	S

Revised Use Tables – Table 130-1

	DC	DX	DR
Vehicle Sales and Service			
Light Equipment sales/rental (indoor)	S [2]	S [2]	-
Light Equipment sales/rental (outdoor)	S [1]	S [1]	-
Vehicle sales, used	S	S	-

Revised Use Tables – Table 140-1

	M1	M2	M3	M4
Vehicle Sales and Service				
Light Equipment sales/rental (indoor)	P [2]	P [2]	-	-
Light Equipment sales/rental (outdoor)	P [1]	P [1]	-	-
Vehicle sales, used	S	S	-	-

88-372 – Vehicle Sales, Used

1. The property must be developed with at least one permanent structure greater than 200 square feet.

2. Vehicles and equipment displayed for sale may not be parked, displayed, or stored within 10 feet of the public right-of-way or within 10 feet of any R zoned district.

88-372 – Vehicle Sales, Used

3. Any on-site vehicle or equipment repair or service must be conducted in a completely enclosed building. Any inoperable, wrecked, junk, or salvage vehicles must be kept within a completely enclosed building and may not be stored outdoors.

4. All vehicle sales establishments must be screened from the public right-of-way with a landscape buffer meeting the standards of Section 88-425-05.

88-372 – Vehicle Sales, Used

5. The total number of vehicles displayed or stored on-site shall not exceed one vehicle per 200 square feet of lot area, excluding required parking, landscaping, and building areas. Vehicles must be displayed or stored in marked parking or display spaces.

6. Lighting shall be provided at a minimum of 1 footcandle and a maximum of 25 footcandles to ensure proper security lighting for the property. A lighting plan meeting the standards of 88-430 shall be provided.

CPC Recommendation

Approval of revised text amendments, 6-0