

A. AMENDMENT TO ARTICLE 2 - Definitions

CURRENT: AUTOMOBILE SERVICE STATION: Any area of land, including any structures thereon, or any building or part thereof, that is used for the retail sale of gasoline, oil, other fuel, or accessories for motor vehicles, and which may include facilities used for polishing, greasing, washing, dry cleaning, or otherwise cleaning or servicing such motor vehicles.

CURRENT: SELF-SERVICE STATION: An establishment where liquids used as motor fuels are stored and dispersed into the fuel tanks of motor vehicles by persons other than the service station attendant and may include facilities available for the sale of other retail products.

CURRENT: SERVICE STATION (see also GARAGE, REPAIR): Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning are conducted. Service stations shall not include premises where heavy automobile painting, and body fender work are conducted. Buildings and premises where the primary use is the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories.

ADD: UNATTENDED SELF-SERVICE FUEL FACILITY (Card-Lock Fuel System): An area of land or establishment where liquids used as motor fuels are stored and dispersed into the fuel tanks of motor vehicles by persons other than the service station attendant and where no area available for the sale of other retail products.

B. DISTRICTS WHERE PERMITTED (PERMITTED USE OR CONDITIONAL?)

(Current)

	P	A	C
CONSERVATION			
AGRICULTURAL			
AGRICULTURAL-RESIDENTIAL			
RESIDENTIAL			
VILLAGE	RSS		
COMMERCIAL-BUSINESS		RSS	
LIGHT-INDUSTRIAL			
FLOOD PLAIN PROTECTION OVERLAY			
ENVIRONMENTAL PROTECTION OVERLAY			

(Proposed)

	P	A	C
CONSERVATION			
AGRICULTURAL	USS		
AGRICULTURAL-RESIDENTIAL		USS	
RESIDENTIAL			
VILLAGE	USS		
COMMERCIAL-BUSINESS		USS	
LIGHT-INDUSTRIAL		USS	
FLOOD PLAIN PROTECTION OVERLAY			
ENVIRONMENTAL PROTECTION OVERLAY			

C. GENERAL REGULATION STANDARDS - ARTICLE 19

Unattended Self Service Fuel Facilities

In districts where permitted, unattended self service fuel facilities may be established as a permitted or accessory use subject to the following requirements:

1. The applicant shall provide evidence to the Zoning Officer that the unattended self service fuel facility has been developed in accordance with PA Department of Labor and Industry fire safety standards (Chapter 37 of the PA Code) and Act 32 (Storage Tank and Spill Prevention Act of 1989), and/or PA Title 25, Chapter 245, with regards to lead detection, spill or overflow protection, electrical standards, required fire extinguishers, spacing between public facilities and buildings, required shut-off devices and similar requirements.
2. The use shall front on a Major Collector or Minor Collector road as identified in the Lykens Township Comprehensive Plan
3. All structures related to the Station (kiosks, gasoline pumps, air compressors, phone booths) shall be set back at least thirty (30') feet from any street right-of-way line
4. All ventilation equipment associated with fuel storage tanks shall be set back one hundred (100') feet, and oriented away from residentially zoned areas.
5. For facilities fronting on one road, the following standards for access shall apply:
 - a. access drives shall have a minimum length from the road of twenty-five (25') feet.
 - b. the maximum width of access driveways shall be thirty-five (35') feet.
 - c. access drives shall have a minimum separation of seventy-five (75') feet. The separation distance will be measured from inside edge to inside edge

D. CONDITIONAL USE REGULATION STANDARDS - ARTICLE 20

Unattended Self Service Fuel Facilities

Unattended Self Service Fuel Facilities may be established upon approval by the Board of Supervisors. All applicants shall provide evidence that the Unattended Self Service Fuel Facilities will comply with the following requirements:

1. The applicant shall provide evidence to the Board of Supervisors that the unattended self service fuel facility has been developed in accordance with PA Department of Labor and Industry fire safety standards (Chapter 37 of the PA Code) and Act 32 (Storage Tank and Spill Prevention Act of 1989), and/or PA Title 25, Chapter 245, with regards to lead detection, spill or overflow protection, electrical standards, required fire extinguishers, spacing between public facilities and buildings, required shut-off devices and similar requirements.
2. The use shall front on a Major Collector or Minor Collector road as identified in the Lykens Township Comprehensive Plan.
3. All structures related to the Station (kiosks, gasoline pumps, air compressors, phone booths) shall be set back at least thirty (30') feet from any street right-of-way line.
4. All ventilation equipment associated with fuel storage tanks shall be set back one hundred (100') feet, and oriented away from residentially zoned areas.
5. For facilities fronting on one road, the following standards for access shall apply:
 - a. access drives shall have a minimum length from the road of twenty-five (25') feet.
 - b. the maximum width of access driveways shall be thirty-five (35') feet.
 - c. access drives shall have a minimum separation of seventy-five (75') feet. The separation distance will be measured from inside edge to inside edge.