

Article 7 Proposed Changes

Proposed change would: Regulate vehicle and small engine repair operations

Chapter 4: Land Use Control Standards

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4-301.5 District Uses

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TABLE OF LAND USES

LAND USES	DISTRICTS				
	VD	GDD	RID	RHD	RD
...					
37.. <u>Small Engine Repair</u>	<u>PB^{SR}</u>	<u>PB^{SR}</u>	<u>PB^{SR}</u>	<u>PB^{SR}</u>	<u>PB^{SR}</u>
38. <u>Vehicle Repair</u>	<u>PB^{SR}</u>	<u>PB^{SR}</u>	<u>No</u>	<u>No</u>	<u>No</u>
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4-501.2 Off-Street Parking and Loading

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Activity	Minimum required Parking
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<u>Vehicle Automobile</u> repair garages and gasoline filling stations	5 spaces for each bay or area used for repair work
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4-501.20 Small Engine Repair

A. Purpose

The purpose of this section is to regulate Small Engine Repair operations to ensure they are designed and operated in such a manner as to minimize potential hazards and to protect the health, safety, and general welfare of the residents of Minot.

[Type here]

B. Definitions

Combustible: A material that, in the form in which it is used and under the conditions anticipated, will aid combustion or add appreciable heat to an ambient fire.

Small Engine: Small-displacement, low-powered internal combustion engine used to power machines that require independent power sources, with the exception of automobiles, as defined and regulated by 4-501.21 Vehicle Repair.

C. Standards

The following standards apply to all small engine repair operations.

1. Installation of a fireproof cabinet is required for the storage of any paints, solvents, and combustible materials located on site.
2. A container for the storage of waste generated from liquid chemicals and hazardous materials must be located on site.
3. Proper ventilation must be installed inside the automobile repair shop to mitigate inhalation of hazardous emissions.
4. Restroom facilities shall be located on site and be in accessible, serviceable condition for use by employees.
 - a. Any pumping agreement made for a portable toilet must be reviewed by the Local Plumbing Inspector.
5. Burning of hazardous materials resulting from the use, including but not limited to paint or painted materials, and oily waste materials, is prohibited.
6. Buffers shall be required on property lines abutting residential uses in accordance with 4-501.1 Buffer Areas of this Code.

4-501.21 Vehicle Repair

A. Purpose

The purpose of this section is to regulate Automobile Repair operations to ensure they are designed and operated in such a manner as to minimize potential hazards and to protect the health, safety, and general welfare of the residents of Minot.

[Type here]

B. Definitions

Combustible: A material that, in the form in which it is used and under the conditions anticipated, will aid combustion or add appreciable heat to an ambient fire.

Automobiles: Any and all vehicles that are regulated and registered by the Bureau of Motor Vehicles, with the exception of vehicles with a small engine as regulated under 4-501.20 Small Engine Repair.

C. Standards

The following standards apply to all automobile repair operations.

1. Installation of a fireproof cabinet is required for the storage of any paints, solvents, and combustible materials located on site.
2. A container for the storage of waste generated from liquid chemicals and hazardous materials must be located on site.
3. Proper ventilation must be installed inside the automobile repair shop to mitigate inhalation of hazardous emissions.
4. Parking shall be 5 spaces required for each bay or area used for repair work in accordance with 4-501. Off-Street Parking and Loading of this Code.
5. Restroom facilities shall be located on site and be in accessible, serviceable condition for use by employees.
 - a. Any pumping agreement made for a portable toilet must be reviewed by the Local Plumbing Inspector.
6. Burning of hazardous materials resulting from the use, including but not limited to paint or painted materials, and oily waste materials, is prohibited.
7. Automobiles may not be displayed for sale, or sold, on the premises, unless a Dealer License has been obtained from the Bureau of Motor Vehicles.
8. Noise generated by the operation shall adhere to the noise levels prescribed in 4-701.6 Approval Criteria of this Code.
9. Upon completion of all repair work, no more than four registered automobiles shall be left on-site in excess of 45 consecutive days each in a calendar year.

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10. Buffers shall be required on property lines abutting residential uses in accordance with 4-501.1 Buffer Areas of this Code.

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Definitions

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Automobiles: Any and all vehicles that are regulated and registered by the Bureau of Motor Vehicles, with the exception of vehicles with a small engine as regulated under 4-501.20 Small Engine Repair.

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