

3-203. SCHEDULE OF PERMITTED USES

Last amended: Ord. 4419 / 3-21-2016 Ord. 3959/5-19-2008; Ord. 3751/7-18-05; Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	IHN K10 NGTC 1	CV	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
a.	Convenience Stores		P	P			P	P	P	P	P	1	Permit in SS district only in conjunction with self-service gasoline sales.
b.	Outdoor Farmers Market							C*		C*	C*	7	Requires compliance with 3-600.
c.	Beverage Barns												Not permitted in any zoning district
55	AUTOMOBILE DEALERS, SERVICE STATIONS			C*				C*		C*	C*	8	
551	Motor Vehicle Dealers (New & Used)												
552	Motor Vehicle Dealers (Used Only)							C*		C*	C*	8	
553	Auto & Home Supply Stores		P	P			P	P		P	P	1	
554	Gasoline Refueling Service Stations (except)								P			20	
a.	Limited Gasoline Fuel Sales (other than heavy load vehicles)		P	P			P	P	P	P	P	1	Requires compliance with 3-504.
b.	Truck Stop/Heavy Load Vehicle Facility								C*			28	Restricted to Skyline Logistics Hub overlay district.
c.	Heavy load vehicle refueling (other than truck stops)									C	C		Requires compliance with 3-504
555	Boat Dealers									C*	C*	8	
556	Recreational Vehicles, Utility Trailers									C*	C*	8	
557	Motorcycle Dealers									C*	C*	8	
559	Automotive Dealers, NEC									C	C	8	
56	APPAREL, ACCESSORY STORES		P	P			P	P		P	P	1	
57	FURNITURE, HOME FURNISHINGS												
571	Furniture, Furnishings, except Appliances		P	P			P	P		P	P	2	
5712	Furniture Stores												
5713	Floor Covering Stores		P	P			P	P		P	P	1	
5714	Drapery, Upholstery Stores		P	P			P	P		P	P	1	
5719	Miscellaneous Home Furnishings		P	P			P	P		P	P	1	
572	Household Appliance Stores		P	P			P	P		P	P	2	
573	Radio, TV, Electronics, Music Stores		P	P			P	P		P	P	1	
58	EATING, DRINKING PLACES												(SS district: Ord. 4201; 2-6-2012)
5812	Eating Places (except)		P	P			P	P	P	P	P	17	
a.	Drive-in Restaurants									P	P	17	
b.	Restaurant holding a Food & Beverage Certificate with Private Club (Ord. 3922/12-17-07)			C				C		C	C	18	
5813	Drinking Place with Private Club (except)												
a.	Private Club in conjunction with full-service hotel (Ord. 3922 / 12-17-07)			C+						C+			Restricted to the H-PC, MARE and MP-SC overlay districts. (+) indicates permitted-by-right in MARE and MP-SC; See 4-600, 4-700 and 4-900.
59	MISCELLANEOUS RETAIL												
591	Drug, Proprietary Stores		P	P			P	P		P	P	1	
592	Liquor Stores												Prohibit in all districts (Dry Area).

3-500 SUPPLEMENTARY USE REGULATIONS

~~3-504 GASOLINE SALES~~ REFUELING STATIONS **Ord. 2650/12-18-89; Ord. 3751/7-18-05**
~~Automobile service stations and other gasoline sales uses~~ Refueling stations, except the sale of aviation fuel at an airport, shall comply with the following regulations:

A. GENERAL REQUIREMENTS

All ~~properties on which gasoline is sold~~ refueling stations shall conform with the following requirements:

1. **Lot Requirements** A minimum of 12,000 square feet with a minimum 120-foot width shall be required.
2. **Drive Approaches** Drive approaches shall comply with Section 15-150, Access Management and Driveway Standards of the City Code.
3. **Pump Islands** Pump islands shall be set back a minimum 25 feet from any street right-of-way line.
4. **Residential Separation** Pump islands shall be located a minimum 100 feet from any residential district.
5. **Emergency Shut-off** All self-service facilities shall provide an emergency shut-off switch, to completely eliminate the flow of ~~gasoline-fuels~~ refueling stations from all pumps in an emergency situation.
6. **Masonry Columns (Ord. 3396/11-6-00)** Columns and/or other supports for the canopy shall provide a masonry exterior finish which matches the exterior masonry construction of the structure.

B. SERVICE STATIONS

The following requirements shall apply to all properties where ~~gasoline-fuel~~ refueling stations sales are conducted:

1. **Use Regulations** Service station district zoning shall be required, except when limited ~~gasoline-fuel~~ refueling stations sales are permitted. A property used as a service station shall include the sale of ~~gasoline-fuel~~ refueling stations as a primary use and may include only the following activities in conjunction therewith: Minor automobile repair; sale of parts and accessories; car washing; sale of drinks, package foods, tobacco, maps and other similar convenience goods; wrecker service, not including the storage of vehicles on site; and truck and/or trailer rental when approved as a Conditional Use Permit in accordance with 3-600. Uses specifically prohibited include major automobile repair, collision service and the storage of vehicles on site.

Note: Uses permitted only in conjunction with ~~gasoline-fuel~~ refueling stations sales shall be indicated with an italicized P (*P*) in the schedule of permitted uses, Section 3-203.
2. **Convenience Stores** The operation of a convenience store shall be permitted in conjunction with ~~gasoline-fuel~~ refueling stations sales.
3. **Outdoor Storage** No outdoor storage shall be permitted in conjunction with a service station.
4. **Removal of Site Improvements** Associated service station site improvements, i.e., ~~gasoline-fuel~~ refueling stations pump islands, canopies, freestanding car washes, shall be removed from a site where the sale of ~~gasoline-fuels~~ refueling stations has been discontinued for a period of six months. All signage relating to the sale of ~~gasoline-fuels~~ refueling stations shall be removed per Section 13-71 of the City Code. Underground storage tanks shall be removed or abandoned in place per Sections 3404.2.13.1.3 and 3403.2.13.1.4 of the 2000 International Fire Code.

5. **Eating Places** The operation of an Eating Place (SIC 5812) shall be permitted in conjunction with
(Ord. 4201/2-6-2012) ~~gasoline~~-fuel sales.

C. LIMITED ~~GASOLINE~~-FUEL SALES (Ord. 3396 / 11-6-00)

Limited ~~gasoline~~-fuel sales are permitted in conjunction with the operation of a convenience store in all districts which permit convenience stores. Limited ~~gasoline~~-fuel sales shall mean that only one ~~gasoline service~~refueling area, generally limited to servicing no more than eight ~~cars~~-vehicles at a time, shall be permitted. One pump island with four pumps or two related pump islands with two pumps each shall be deemed to be limited service areas.

C. HEAVY LOAD VEHICLE REFUELING

A refueling station for heavy load vehicles, other than truck stops, may be permitted by Conditional Use Permit in the Commercial and Industrial zoning districts, subject to the following requirements and such other conditions as the City Council may establish:

1. **Access** Refueling stations for heavy load vehicles shall be located on parcels with a principal frontage abutting a federal highway or a designated truck route.
2. **Spacing** A refueling station for heavy load vehicles shall not be located on a parcel that is less than 1,000 feet from a truck stop or another refueling station for heavy load vehicles, or on a parcel that abuts any property zoned or used for residential, or elementary or secondary school purposes, or that is located less than 2,000 feet from any property zoned or used for residential purposes that abuts the same street as the refueling station when measured in a straight line between the nearest points where the residential property and the refueling station touch the street right-of-way.
3. **Anti-Idling** Drivers of heavy load vehicles shall comply with the City of Mesquite anti-idling ordinance, if applicable. The owner or operator of the refueling station shall erect and maintain anti-idling signs at locations approved by the building official, which provide reasonable notice to drivers of such ordinance.
4. **Unmounted Trailers** Unmounted trailers shall be prohibited on the premises.
5. **Security** The refueling station shall provide security personnel during all business hours and operating security cameras at locations throughout the premises as required by the Building Official.
6. **Parking** It shall be unlawful for the operator of any heavy load commercial vehicle to park, or for the owner or operator of the refueling station to allow, suffer or permit a heavy load commercial vehicle to park, on the premises of a refueling station in excess of four hours.

4-930 SKYLINE LOGISTICS HUB OVERLAY DISTRICT

4-934 REQUIRED CONDITIONS.

Ord. 4371 / 7-20-2015

- B. *Truck stops.* A truck stop shall be located on a parcel with a principal frontage abutting a federal highway or a designated truck route, and which is not located less than one mile from another parcel with a truck stop, or that abuts any property zoned or used for residential, or elementary or secondary school purposes, or that is located less than 3,000 feet from any property zoned or used for residential purposes that abuts the same street as the truck stop when measured in a straight line between the nearest points where the residential property and the truck stop touch the street right-of-way. ~~From and after the effective date of this ordinance,~~ ~~a~~ A truck stop approved by conditional use permit within the SLH Overlay District shall be subject to all of the following stipulations and requirements:
1. ~~The truck stop shall include electrification facilities for heavy load vehicles to operate air conditioning, refrigeration and other systems without idling diesel engines for not less than 50 percent of the heavy load vehicles to be parked on the site.~~
 - 4.2. Drivers of heavy load vehicles shall comply with the City of Mesquite anti-idling ordinance, if applicable. The owner or operator of the truck stop shall erect and maintain anti-idling signs at locations approved by the building official, which provide reasonable notice to drivers of such ordinance.
 - 2.3. Facilities, amenities and services of the truck stop shall include:
 - (a) A dine-in restaurant with a minimum seating capacity of 50 persons, providing table service from a full-service menu for each of the three daily meal periods, and which is operated and managed in compliance with all applicable food and sanitation rules and ordinances so as to maintain a Class I sanitation score of 90 or greater;
 - (b) Striped parking designated exclusively for *heavy load vehicles* while not connected to electrification, located behind the front façade of the primary structure and which can accommodate vehicles with a wheel base up to 67 feet; and
 - (c) 24-hour security personnel and operating security cameras at locations throughout the premises as required by the Building Official.
 - 3.4. All activities of the truck stop shall be conducted from approved structures or facilities. The sale of used tires or other merchandise shall require a separate conditional use permit.
 5. Unmounted trailers shall be prohibited on the premises.
 - 4.6. The truck stop shall be landscaped in accordance with subsection (C)(2) of this Section. In addition to other applicable screening requirements, a visual or sound attenuation buffer shall be constructed on each street frontage to include a 25-foot buffer with a sound attenuation wall eight feet in height set at the innermost edge of the buffer and a fully landscaped strip with tree line between the wall and the property line.
 - 5.7. The truck stop shall obtain an annual certification of compliance and prominently display the same at its primary entrance. The initial certification shall be issued by the Building Official upon approval of the first full and unrestricted certificate-of-occupancy. It shall be the affirmative duty and responsibility of the owner, operator or manager-in-charge of the truck stop to apply for and obtain subsequent annual recertifications no later than the anniversary date of the certificate-of-occupancy. Application for annual recertification shall be made on forms provided by, and requesting such information, as the Building Official deems appropriate and upon payment of an annual inspection fee as established by the City.