

SECTION 2: That Section 3.2 “Auto Service and Repair” of Chapter 3 “Performance Standards for Selected Uses” of the City of Irving Unified Development Code is amended to read as follows:

3.2 Auto Service and Repair

- 3.2.1 Auto repair shall be permitted in districts as provided in 2.5.2 (Nonresidential Land Use Table). Auto repair includes mechanical and body repair for passenger cars, including vehicles on no more than two axles, with a primary purpose of transporting persons
- 3.2.2 Bay doors. No automobile repair or service facility shall be permitted to have bay doors facing a one- or two-family district. In the event of any conflict, this provision shall take precedence over the Commercial Design Standards in 3.4(f)(5).
- 3.2.3 All repairs in enclosed building. All such repair activity shall be contained within an enclosed building. No auto repair shall occur under canopies, carports, or other open covered or uncovered, including any area behind a required screening fence.
- 3.2.4 Entrance. No minor auto service or major auto repair shall have an entrance or exit for vehicles within two hundred (200) feet along the same side of a street as any school, public playground, church, hospital, public library, or institution for dependents or for children, except where such property is in another block or on another street which the lot in question does not abut
- 3.2.5 Uses fronting public street. No grease rack or lift, oil draining pit, or any other visible appliance for such purposes used in or in conjunction with a gasoline filling or service station, other than filling caps, shall be located within twelve (12) feet of any street right-of-way line or within twenty-five (25) feet of any street lot line or within twenty-five (25) feet of any "R" district, except where such appliance or pit is within a building.
- 3.2.6 Parking.
- a) Minimum parking spaces of one space per repair bay and for the office space shall be required as required by the Unified Development Code. Parking spaces shall be utilized for employee and customer vehicles only. Parking spaces shall not be used for storage of vehicles including those retained for repair and/or are inoperable.
 - b) Parking of customer and employee automobiles provided within sixty (60) feet of a developed lot in an "R" district shall be separated from said lot by a blind fence or wall at least seven (7) feet high.
- 3.2.7 Accessory storage for vehicles held for repair.
- a) Vehicles held awaiting service, parts, or administrative actions, including wrecked, disabled, or dismantled or otherwise inoperable vehicles shall be stored inside a building on the property as possible. Outside storage of vehicles shall be permitted as an accessory use behind the front wall of the primary building provided the storage area is on a paved surface and screened as provided in subsection 3.2.8 below.
 - b) No outside storage shall be permitted within sixty (60) feet of a developed lot in an "R" district or in a designated space for parking.

- 3.2.8 Screening. Outside storage of vehicles stored shall be completely encompassed by a blind fence or wall at least seven (7) feet.
- a) Such screening shall be provided so that no vehicles are visible from the public or private street or public property.
 - b) Screening shall also be provided on property adjacent to and across an alley from a property zoned and/or used for residential or commercial uses.
 - c) All automotive repair and paint and body shops within 200 feet from any one or two-family residential use must screen from view all vehicles that have been accepted for repairs. The measurement of the distance between the automotive repair or paint and body shop and the one or two-family residential use shall be along the nearest property line of the automotive repair or paint and body shop to the nearest property line of the one- or two-family residential use.
- 3.2.9 Documentation of Work for Vehicles Held For Repair. Any vehicle retained for repairs may be stored for the duration necessary for repairs to be completed on the vehicle.
- a) A log shall be maintained including all vehicles on site held for service at any point in time, including information such as initial time accepted for service, status, and activity toward completion of service. Such log shall be made available to an inspector upon request. Individual records of the activity for each car held for service shall also be available for inspection upon request.
 - b) The requirements of this subsection 3.2.9 shall not apply to the repair and/or conditioning of antique vehicles and race car fabrication if the automotive repair or paint and body shop is located in an industrially zoned district.
 - c) The requirements of this subsection 3.2.9 above shall not apply to any vehicle ordered by a court or mandated by arbitration or mediation to be stored by the automotive repair or paint and body shop.
- 3.2.10 Applicability
- a) If an existing auto repair business has been storing vehicles held for repair outside of the building in violation of the Unified Development Code, all provisions of this Section 3.2 (Auto Repair and Service) shall apply upon the effective date of this ordinance. Within 6 months of the effective date of this Ordinance: 1) Screening fences shall be installed around any outdoor storage area, 2) any storage area shall be paved, and 3) any materials or parts shall be removed.
 - b) This section does not apply to Commercial vehicles on two or more axles with the primary purpose of transport and delivery of goods or services, commercial trailers, or boats and RVs. Service and repair of these non-passenger vehicles shall be categorized as a light industrial use.