



City of Cleveland
Zoning Code Update

Effective Date: July 8, 2009

MOTOR VEHICLE REPAIR & SERVICE STATIONS IN BUSINESS DISTRICTS

These amendments clarify and improve current regulations regarding motor vehicle repair, service stations and car washes in Business Districts. Previous regulations for the General Retail Business District permitted service stations, which could perform certain repairs, but prohibited all motor vehicle repair businesses, regardless of the type of repairs being performed. Therefore, auto repair businesses such as Jiffy Lube and Midas Muffler were prohibited in General Retail Districts, although the same servicing and repair work could be performed at service stations that are, in fact, permitted in General Retail Districts. Under previous regulations, auto repair businesses were first permitted in Industrial Districts.

The problem is that auto repair businesses such as oil change and muffler/brake shops are typically located in retail districts, where industrial zoning is out of place. *The amended regulations differentiate between “minor repair” and “major repair” of motor vehicles, permitting minor repair activities in General Retail Districts, while restricting major repairs to the Industrial Districts.* The amendments also update regulations for service stations and car washes, eliminating archaic regulations and making the standards more consistent between the various automotive uses.

SUMMARY OF AMENDED TEXT (See text from Ordinance below)

Chapter 325 Definitions (*displaying only those sections to be added or amended*)

325.111 Car Wash

"Car wash" means a building or other structure or premises, or part thereof, used for the washing of automobiles and other motor vehicles with a gross vehicle weight of no more than 5,000 pounds.

325.482 Motor Vehicle Maintenance

"Motor vehicle maintenance" means routine maintenance services to motor vehicles of a gross vehicle weight of no more than 5,000 pounds, limited to such activities as the following:

- car washing and vacuuming,
- addition of fluids,
- wiper blade replacement,
- flat tire repair and replacement,

- electrical charging, and
- similar activities that produce minimal noise, vibration or fumes and that exclude activities listed only under the definitions of “motor vehicle minor repair” or “motor vehicle major repair.”

325.483 Motor Vehicle Minor Repair

“Motor vehicle minor repair” means repairs and servicing that produce relatively low levels of noise, vibration and fumes and, more specifically, include the following types of repairs to motor vehicles of a gross vehicle weight of no more than 6,000 pounds:

- “motor vehicle maintenance” as defined in 325.482
- air conditioning, starting and charging service;
- brake repair and replacement;
- engine oil changes, fluids replacement;
- exhaust system repair and replacement;
- automotive electrical work other than audio sound system installation;
- shock absorber, spring, and strut replacement;
- upholstery work;
- tire balancing, tire installation; wheel alignment;
- windshield and glass installation;
- tune-ups, diagnostics; spark plug replacement, emission control service; and
- other repairs of a similar nature with respect to impacts on nearby properties.

325.484 Motor Vehicle Major Repair

“Motor vehicle major repair” means repairs that produce relatively high levels of noise, vibration and fumes and, more specifically, include the following types of repairs to motor vehicles and repairs of a similar nature with respect to impacts on nearby properties:

- audio sound system installation;
- auto body customizing; sun roof installation;
- auto body sheet metal, fiberglass or plastic repair, replacement, prepping or painting;
- auto body or frame media blasting;
- chassis and frame cleaning, fabrication, straightening or welding;
- transmission repair and replacement;
- any other types of automotive work not included in the definition of “motor vehicle minor repair” except for automotive engine machine rebuilding and machining, as permitted in 345.03(c)(31); and

- any “minor repair” of motor vehicles of greater than 6,000 pounds gross vehicle weight.

325.485 Motor Vehicle Sales Facility

"Motor vehicle sales facility" means any land or buildings used primarily for the sale of new or used motor vehicles fit for transportation, which may include as an accessory use “minor repair” of motor vehicles sold from the facility or, in the case of a new car sales facility, “minor repair” of vehicles of the make sold in the facility..

325.486 Motor Vehicle Service Station

“Motor vehicle service station” means a use of premises primarily for the retail sale of gasoline or other motor vehicle fuels and oil for delivery into automotive vehicles, and may include the retail sale of lubricants, tires, batteries and automotive accessories; and may include the rendering of services and repairs limited to “minor repair” of motor vehicles, as defined in Section 325.483.

325.487 Motor Vehicle Service Garage

“Motor vehicle service garage” means a building or part thereof in which the motor vehicle servicing and repairs performed are limited to “minor repair” of motor vehicles as defined in Section 325.483.

325.488 Motor Vehicle Repair Garage

“Motor vehicle repair garage” means a building or part thereof in which the motor vehicle servicing and repairs performed may include both “minor repair” as defined in Section 325.483 and “major repair” as defined in Section 325.484.

325.534 Parking Garage, Community

"Community parking garage" means a building or part thereof for the storage of automobiles of residents of an apartment building or other residents in the vicinity and in which “motor vehicle maintenance” services, as defined in Section 325.482 may be provided for vehicles stored in the garage.

325.535 Parking Garage, Private

"Private parking garage" means a building or part thereof accessory to a main building and providing for the storage of automobiles and electrical charging of such vehicles and in which no occupation or business for profit is conducted.

325.536 Parking Garage, Public

"Public parking garage" means a building or part thereof for the storage of motor vehicles, other than a private parking garage or a community parking garage, and in which “motor vehicle maintenance” services, as defined in Section 325.482 may be provided for vehicles stored in the garage.

Chapter 343: Business Districts *(displaying only those sections to be amended)*

343.01 Local Retail Business District

(b) Permitted Buildings and Uses. The following buildings and uses are permitted in a Local Retail Business District; and no buildings or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part for other than one or more of the following specified uses.

(4) Automotive services: public parking garages and parking lots.

343.11 General Retail Business Districts

(b) Permitted Buildings and Uses. The following buildings and uses are permitted in a General Retail Business District; and no buildings or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part for other than one or more of the following specified uses:

I. Automotive services: in addition to the uses permitted in Local Retail Districts:

1. Motor vehicle service station, as defined in Section 325.486, and meeting the provisions of Section 343.14.
2. Car wash, as defined in Section 325.111, and meeting the provisions of Section 343.14.
3. Motor vehicle service garage, as defined in Section 325.487, and meeting the provisions of Section 343.14.
4. Motor vehicle sales facility, as defined in Section 325.485, except for vehicles exceeding 6,000 pounds of gross vehicle weight.

343.14 Motor Vehicle Service Stations and Service Garages and Car Washes

Motor vehicle service stations, motor vehicle service garages and car washes located in General Retail Business Districts shall be established and maintained in accordance with the following provisions. These regulations shall also be considered by the Board of Zoning Appeals in hearing zoning variance applications for alterations to such uses or establishment of such uses as nonconforming uses in other Business Districts.

(a) Location With Respect to Zoning Districts. No motor vehicle service station, motor vehicle service garage or car wash shall be located on a parcel that is within one hundred (100) feet of a Residence District unless the following conditions are met:

- a solid board-on-board wood fence or brick or stone wall at least six (6) feet in height is placed along any property line abutting a Residence District, in addition to any otherwise required landscaping;

- no motor vehicle repair activity occurs within ten (10) feet of a Residence District;
- no service bay or garage door is oriented toward a Residence District;

- (b) **Location With Respect to Streets.** No service station shall be located on a “mid-block” property except if located on a street with a right-of-way that is at least eighty (80) feet wide. A “mid-block” property is any property other than a corner property, which is a property located at the intersection of two streets.
- (c) **Hours of Operation.** No motor vehicle repairs shall be performed before 7 a.m. or after 9 p.m.
- (d) **Number and Orientation of Service Bays.** A motor vehicle service garage or service station shall include no more than four (4) service bays. For corner properties, such service bays shall be oriented to a street characterized by commercial or industrial uses as opposed to residential or local retail uses, if one or more of the abutting streets can be so characterized. The Department of Building and Housing may consult the City Planning Commission in making such determinations.
- (e) **Outdoor Storage of Materials.** All tires, barrels, discarded auto parts, and other outdoor storage of materials used or sold on the premises must be screened from view from adjacent properties and streets by a “screen barrier” as required in Section 352.10.
- (f) **Outdoor Storage of Vehicles.** No commercial tractor, trailer or semi-trailer, except trailers designed to be pulled by passenger automobiles, may be parked on the premises of a motor vehicle service station or service garage for more than four (4) hours within any twenty-four (24) hour period, except in case of emergency. Not more than four (4) customer vehicles may be stored overnight in an outdoor location on the premises of a motor vehicle service station or service garage. A vehicle that is not in working order shall not be stored on such premises for more than forty-eight (48) hours.
- (g) **Location of Fuel Pumps.** Fuel pumps at motor vehicle service stations may be located in a required yard but shall be set back at least fifteen (15) feet from any street right-of-way line and any property line.

Delete or replace current Sections, 325.07, 325.08, 325.27, 325.28, 325.29, 325.30, 325.31 and 325.60,

Delete or replace current Sections 343.14, 343.15, 343.16, 343.17, 343.19, 343.20, and 343.21.

AMENDED TEXT FROM ORDINANCE 729-09

Section 1. That the following sections of the Codified Ordinances of Cleveland, Ohio, 1976:

Section 343.01, as amended by Ordinance No. 1283-06, passed November 20, 2006,

Section 343.11, as amended by Ordinance No. 1900-06, passed June 4, 2007, and

Section 343.14, as amended by Ordinance No. 823-A-70, passed June 29, 1970,

are amended to read as follows:

(a) "Local Retail District" means a business district in which such uses are permitted as are normally required for the daily local retail business needs of the residents of the locality only.

(b) Permitted Buildings and Uses. The following buildings and uses are permitted in a Local Retail Business District; and no buildings or premises shall hereafter be erected, altered, used, arranged or designed to be used, in whole or in part for other than one or more of the following specified uses:

(1) Except as otherwise provided in this Zoning Code, all uses permitted in the Multi-Family District and as regulated in that district, except that "kindergartens, day nurseries and children's boarding homes" shall be permitted without the requirement for a specified setback from an adjoining premises in a Residence District not used for a similar purpose.

(2) Retail business for local or neighborhood needs to the following limited extent:

A. The sale of baked goods, confectionery, dairy products, delicatessen, fruits, vegetables, groceries, meats.

B. The sale of dry goods and variety merchandise, excluding department stores.

C. The sale of men's and boy's furnishings, shoes, hats, women's ready-to-wear, furs, millinery, apparel, accessories.

D. The sale of china, floor covering, hardware, household appliances, radios, paint, wallpaper, materials and objects for interior decorating.

E. The sale of books, magazines and newspapers, including adult book stores subject to Section 347.07, cigars, drugs, flowers, gifts, music, photographic goods, sporting goods, stationery.

F. Eating places, lunch rooms, restaurants, cafeterias and places for the sale and consumption of soft drinks, juices, ice cream and beverages, but excluding buildings which provide entertainment or dancing and buildings in which beer and intoxicating liquor are sold for consumption on the premises, provided such building for the sale of beer or intoxicating liquor is within 500 feet of the boundary of a parcel of real estate having situated thereon a school, church, library, nonprofit recreational or community center building or public playground.

G. Service establishments: barber or beauty shops, custom tailors, laundry agencies, self-service laundries, hand laundries, shoe repair, ice stations and dry cleaning, pressing or tailoring shops in which not more than five persons are engaged in such work or business at any one time, and in which only nonexplosive and nonflammable solvents are used and no work is done on the premises for retail outlets elsewhere and pet shops, provided noise and odors are effectively confined to the premises. As used in this division (b)(2)G., "pet shops" does not include businesses which board dogs and cats overnight or any pet hospital.

(3) Business offices: banks, real estate, insurance and other similar offices, and the offices of the architectural, clerical, engineering, legal, dental, medical or other established recognized professional, but excluding morticians, undertakers and funeral directors, in which only such personnel are employed as are customarily required for the practice of such business or profession.

(4) Automotive services: public parking garages and parking lots.

(5) Charitable institutions not for correctional purposes.

(6) Signs: permitted in accordance with the requirements of Chapter 350.

(7) Other main uses: any other neighborhood store, shop or service similar to the uses listed in this division in type of goods or services sold, in business hours, in the number of persons or cars to be attracted to the premises and in effect upon the adjoining Residence Districts.

(8) Accessory uses, only to the extent necessary normally accessory to the limited types of neighborhood service use permitted under this division.

Section 343.11 General Retail Business Districts

(a) "General retail business" means an enterprise for profit for the convenience and service of, and dealing directly with, and accessible to, the ultimate consumer; neither injurious to adjacent premises or to the occupants thereof by reason of the emission of cinders, dust, fumes, noise, odors, refuse matter, smoke, vapor or vibrations; nor dangerous to life or property. It includes buildings or spaces necessary to a permitted use for making or storing articles to be sold at retail on the premises. Except as provided in division (b) of this section, it does not include any establishment which supplies a retail outlet other than that on the premises, or any building or use specifically mentioned as permitted only in a Semi-Industry or Industry District.

(b) Permitted Buildings and Uses. The following buildings and uses are permitted in a General Retail Business District; and no buildings or premises shall hereafter be erected, altered, used, arranged or

designed to be used, in whole or in part for other than one or more of the following specified uses:

(1) Except as otherwise provided in this Zoning Code, all uses permitted and as regulated in any Local Retail Business District.

(2) All retail business uses and buildings specified in division (b) of Section 343.01, and uses and buildings to provide for:

A. The sale of food and beverages of all kinds, including sale for consumption on the premises;

B. The sale of general merchandise, including sale in department stores;

C. The sale of apparel of all kinds;

D. The sale of furniture and household goods, including furniture and accessory furniture storage;

E. The sale of other goods or merchandise;

F. Eating places of all types;

G. Service establishments: service establishments permitted in a Local Retail Business District without limitation on the number of persons engaged in such work or business; mortuary or undertaking establishment; printing shop, provided not more than five persons are engaged in such work or business; research laboratory, radio or television station, telephone exchange or transformer station, provided all buildings and structures except fences and barriers are located not less than fifteen feet from a Residence District; hospital, sanitarium, convalescent home, rest home, nursing home, orphanage or home for the infirm or aged, provided that all main buildings are not less than fifteen feet from any adjoining premises in a Residence District not used for a similar purpose; cat and dog hospital or pet shop, provided noise and odors are effectively confined to the premises.

H. Business offices and services: in addition to the uses permitted in Local Retail Districts, office buildings, banks, business colleges, private trade schools.

I. Automotive services: in addition to the uses permitted in Local Retail Districts:

1. Motor vehicle service station, as defined in Section 325.486, and meeting the provisions of Section 343.14.

2. Car wash, as defined in Section 325.111, and meeting the provisions of

Section 343.14.

3. Motor vehicle service garage, as defined in Section 325.487, and meeting the provisions of Section 343.14.

4. Motor vehicle sales facility, as defined in Section 325.485, except for vehicles exceeding 6,000 pounds of gross vehicle weight.

J. House trailer or travel trailer park, as defined in Section 3733.01 of the Revised Code, when approved by the Board of Zoning Appeals after public hearing, and when used and maintained in conformity with any conditions specified in such approval.

K. Signs: signs permitted in accordance with the requirements of Chapter 350.

L. Amusement and recreation: armory, assembly hall, bowling alley, dance hall, video and pinball arcade, pool and billiards theater, skating rink or other social, sport or recreational center operated as a business, all such uses subject to the regulations of Section 347.12 and adult entertainment uses, subject to Section 347.07, provided that the place or building in which any such amusement or recreation use is operated is sufficiently sound-insulated to confine the noise to the premises.

M. Transportation services: railroad station; public service station; bus passenger station; bus terminal, provided the roadway of the street upon which the bus entrance or exit is located is at least forty-four feet wide between curbs.

N. Office, display or sales space of a wholesale, jobbing or distributing establishment and specifically mentioned as permitted only in a less restricted district, in connection with which not more than twenty-five percent of the floor area of the building or part of the building occupied by the establishment is used for making, assembling, remodeling, repairing, altering, finishing or refinishing its products or merchandise and provided that:

1. Any resulting cinders, dust, fumes, noise, odors, refuse matter, smoke, vapor or vibration is effectively confined to the premises.

2. The ground floor premises facing upon and visible from a major street upon which the premises abut shall be used only for entrances, offices or display.

3. Adequate off-street loading and unloading facilities are provided and so designed that any standing vehicles using them shall be within the property lines and be either not visible from streets within Retail Business, Local Retail Business or Residence District, or not nearer than fifty feet to such streets.

O. Retail poultry business: either as a main use or as an accessory use, including the storing and killing of poultry or game to be sold entirely at retail upon the premises and directly to the ultimate consumer, provided that the enterprise is conducted in strict compliance

with all applicable statutes, laws, rules and regulations, including those requiring rat-proofing, and that adjacent premises or the occupants thereof are not injured by reason of the emission of dust, odor, smoke or noise or the accumulation of refuse or offal, and provided further that the buildings in which the killing, storing and selling are done are either detached masonry structures or part of a masonry building used entirely for the handling of poultry and/or game.

1. A detached masonry structure used for slaughtering or for storing of live poultry shall have not less than 100 square feet of floor area and shall be located at least ten feet from any other building or part thereof on the same lot which is used for human habitation, or as a place where other food is prepared, placed, kept or sold.

2. Where the slaughtering room is part of a masonry building used entirely for the handling of poultry and/or game, such slaughtering room shall be separated from the sales or storage room by a solid masonry wall in which there may be only one opening not greater than four square feet in size, located not less than four feet above the floors of both rooms, equipped with either a self-closing window or self-closing door. Such slaughtering room shall be entered only from outside the building.

3. In either case, such slaughtering room shall be used only for killing, flicking and dressing and shall be not less than twenty-five feet from the boundary of the premises upon which it is located. All offal and refuse must be kept in covered containers within such slaughtering room until removed from the premises.

Such slaughtering room and every building, room or space used for storage or sale of poultry or game in connection therewith shall be not less than 300 feet from any Residence District, church, school, playground, library or building of Institutional H Occupancy classification.

P. Tattooing and body piercing. As used in this division:

1. "Body Piercing" means the piercing of any part of the body by someone other than a physician licensed under Chapter 4731 of the Revised Code, who utilizes a needle or other instrument for the purpose of inserting an object into the body for non-medical purposes; body piercing includes ear piercing except when the ear piercing procedure is performed on the ear with an ear piercing gun.

2. "Tattoo" means any method utilizing needles or other instruments by someone other than a physician licensed under Chapter 4731 of the Revised Code, to permanently place designs, letters, scrolls, figures, symbols or any other marks upon or under the skin of a person with ink or any other substance resulting in an alteration of the appearance of the skin.

Q. Kennels, either as a main use or an accessory use, provided that all odors, fumes, and noise be confined to the premises and the lot upon which the kennel is located is greater than one hundred (100) feet from a residence district.

1. Notwithstanding division (d)(3) of Section 329.03, the Board, on

application for a use variance, may permit a Kennel in any use district.

2. The limitations stated in divisions (b) and (c) of Section 329.03 shall not apply when deciding whether to issue a use variance for a Kennel, the Board shall evaluate the applicant Kennel's probable impact on the overall tranquility of the surrounding properties by considering all odors, noises, and fumes that will emanate from the lot on which the applicant Kennel is located.

R. Any other building, use or service similar to the uses herein listed in the type of services or goods sold, in the number of persons or cars to be attracted to the premises or in the effect upon adjacent areas in more restricted use districts.

S. Any accessory use customarily incident to a use authorized by this section, except that no use specified in divisions (b) and (c) of Section 345.04 as prohibited or permitted only by special permit in a General Industry District shall be permitted as an accessory use.

(3) Hotels.

(4) Motels.

(5) Charitable institutions, including correctional halfway houses, as regulated in Section 347.15; and notwithstanding any Section of the Codified Ordinances of Cleveland, Ohio, 1976, to the contrary, the Cuyahoga County Youth Intervention Center, providing temporary detention and shelter for juveniles, to be located at East 93rd Street, and Quincy Avenue.

Section 343.14 Motor Vehicle Service Stations and Service Garages and Car Washes

Motor vehicle service stations, motor vehicle service garages and car washes located in General Retail Business Districts shall be established and maintained in accordance with the following provisions. These regulations shall also be considered by the Board of Zoning Appeals in hearing zoning variance applications for alterations to such uses or variances to establishment of such uses as nonconforming uses in other Business Districts.

(a) *Location With Respect to Zoning Districts.* No motor vehicle service station, motor vehicle service garage or car wash shall be located on a parcel that is within one hundred (100) feet of a Residence District unless the following conditions are met:

(1) a solid board-on-board wood fence or brick or stone wall at least six (6) feet in height is placed along any property line abutting a Residence District, in addition to any otherwise required landscaping;

(2) no motor vehicle repair activity occurs within ten (10) feet of a Residence District;

(3) no service bay or garage door is oriented toward a Residence District.

(b) *Location With Respect to Streets.* No service station shall be located on a “mid-block” property except if located on a street with a right-of-way that is at least eighty (80) feet wide. A “mid-block” property is any property other than a corner property, which is a property located at the intersection of two streets.

(c) *Hours of Operation.* No motor vehicle repairs shall be performed before 7 a.m. or after 9 p.m.

(d) *Number and Orientation of Service Bays.* A motor vehicle service garage or service station shall include no more than four (4) service bays. For corner properties, such service bays shall be oriented to a street characterized by commercial or industrial uses as opposed to residential or local retail uses, if one or more of the abutting streets can be so characterized. The Department of Building and Housing may consult the City Planning Commission in making such determinations.

(e) *Outdoor Storage of Materials.* All tires, barrels, discarded auto parts, and other outdoor storage of materials used or sold on the premises must be screened from view from adjacent properties and streets by a “screen barrier” as required in Section 352.10.

(f) *Outdoor Storage of Vehicles.* No commercial tractor, trailer or semi-trailer, except trailers designed to be pulled by passenger automobiles, may be parked on the premises of a motor vehicle service station or service garage for more than four (4) hours within any twenty-four (24) hour period, except in case of emergency. Not more than four (4) customer vehicles may be stored overnight in an outdoor location on the premises of a motor vehicle service station or service garage. A vehicle that is not in working order shall not be stored on such premises for more than forty-eight (48) hours.

(g) *Location of Fuel Pumps.* Fuel pumps at motor vehicle service stations may be located in a required yard but shall be set back at least fifteen (15) feet from any street right-of-way line and any property line.

Section 2. That the following existing sections of the Codified Ordinances of Cleveland, Ohio, 1976:

Sections 325.07, 325.08, 325.27, 325.28, 325.29, 325.30, and 325.31, as enacted by Ordinance No. 1105-57, passed April 14, 1958,

Section 325.60, as amended by Ordinance No. 130-69, passed September 22, 1969,

Section 343.01, as amended by Ordinance No. 1283-06, passed November 20, 2006,

Section 343.11, as amended by Ordinance No. 1900-06, passed June 4, 2007,

Section 343.14, as amended by Ordinance No. 823-A-70, passed June 29, 1970,

Section 343.15, as amended by Ordinance No. 2077-A-89, passed June 17, 1991,

Section 343.16, as amended by Ordinance No. 823-A-70, passed June 29, 1970,

Section 343.17, as amended by Ordinance No. 1538-86, passed May 18, 1987,

Section 343.19, as amended by Ordinance No. 2204-A-48, passed December 19, 1949

Section 343.20, as amended by Ordinance No. 1055-58, passed June 23, 1958; and

Section 343.21, as amended by Ordinance No. 130-69, passed September 22, 1969,

are repealed.

Section 3. That the Codified Ordinances of Cleveland, Ohio, 1976, are supplemented by enacting new Sections 325.111, 325.482, 325.483, 325.484, 325.485, 325.486, 325.487, 325.488, 325.534, 325.535, and 325.536 to read as follows:

Section 325.111 Car Wash

“Car wash” means a building or other structure or premises, or part thereof, used for the washing of automobiles and other motor vehicles with a gross vehicle weight of no more than 5,000 pounds.

Section 325.482 Motor Vehicle Maintenance

“Motor vehicle maintenance” means routine maintenance services to motor vehicles of a gross vehicle weight of no more than 5,000 pounds, limited to such activities as the following:

- (a) car washing and vacuuming,
- (b) addition of fluids,
- (c) wiper blade replacement,
- (d) flat tire repair and replacement,
- (e) electrical charging, and
- (f) similar activities that produce minimal noise, vibration or fumes and that exclude activities listed only under the definitions of “motor vehicle minor repair” or “motor vehicle major repair.”

Section 325.483 Motor Vehicle Minor Repair

“Motor vehicle minor repair” means repairs and servicing that produce relatively low levels of noise, vibration and fumes and, more specifically, include the following types of repairs to motor vehicles of a gross vehicle weight of no more than 6,000 pounds:

- (a) “motor vehicle maintenance” as defined in 325.482
- (b) air conditioning, starting and charging service;
- (c) brake repair and replacement;
- (d) engine oil changes, fluids replacement;

- (e) exhaust system repair and replacement;
- (f) automotive electrical work other than audio sound system installation;
- (g) shock absorber, spring, and strut replacement;
- (h) upholstery work;
- (i) tire balancing, tire installation; wheel alignment;
- (j) windshield and glass installation;
- (k) tune-ups, diagnostics; spark plug replacement, emission control service; and
- (l) other repairs of a similar nature with respect to impacts on nearby properties.

Section 325.484 Motor Vehicle Major Repair

“Motor vehicle major repair” means repairs that produce relatively high levels of noise, vibration and fumes and, more specifically, include the following types of repairs to motor vehicles and repairs of a similar nature with respect to impacts on nearby properties:

- (a) audio sound system installation;
- (b) auto body customizing; sun roof installation;
- (c) auto body sheet metal, fiberglass or plastic repair, replacement, prepping or painting;
- (d) auto body or frame media blasting;
- (e) chassis and frame cleaning, fabrication, straightening or welding;
- (f) transmission repair and replacement;
- (g) any other types of automotive work not included in the definition of “motor vehicle minor repair” except for automotive engine machine rebuilding and machining, as permitted in 345.03(c)(31); and
- (h) any “minor repair” of motor vehicles of greater than 6,000 pounds gross vehicle weight.

Section 325.485 Motor Vehicle Sales Facility

“Motor vehicle sales facility” means any land or buildings used primarily for the sale of new or used motor vehicles fit for transportation, which may include as an accessory use “minor repair” of motor vehicles sold from the facility or, in the case of a new car sales facility, “minor repair” of vehicles of the make sold in the facility.

Section 325.486 Motor Vehicle Service Station

“Motor vehicle service station” means a use of premises primarily for the retail sale of gasoline or other motor vehicle fuels and oil for delivery into automotive vehicles, and may include the retail sale of lubricants, tires, batteries and automotive accessories; and may include the rendering of services and repairs limited to

“minor repair” of motor vehicles, as defined in Section 325.483.

Section 325.487 Motor Vehicle Service Garage

“Motor vehicle service garage” means a building or part thereof in which the motor vehicle servicing and repairs performed are limited to “minor repair” of motor vehicles as defined in Section 325.483.

Section 325.488 Motor Vehicle Repair Garage

“Motor vehicle repair garage” means a building or part thereof in which the motor vehicle servicing and repairs performed may include both “minor repair” as defined in Section 325.483 and “major repair” as defined in Section 325.484.

Section 325.534 Parking Garage, Community

“Community parking garage” means a building or part thereof for the storage of automobiles of residents of an apartment building or other residents in the vicinity and in which “motor vehicle maintenance” services, as defined in Section 325.482 may be provided for vehicles stored in the garage.

Section 325.535 Parking Garage, Private

“Private parking garage” means a building or part thereof accessory to a main building and providing for the storage of automobiles and electrical charging of such vehicles and in which no occupation or business for profit is conducted.

Section 325.536 Parking Garage, Public

“Public parking garage” means a building or part thereof for the storage of motor vehicles, other than a private parking garage or a community parking garage, and in which “motor vehicle maintenance” services, as defined in Section 325.482 may be provided for vehicles stored in the garage.