

**CITY OF HILLSBORO, OHIO
ORDINANCE NO. 2024-46**

**AN ORDINANCE AMENDING SECTION 155.073(M) OF THE CODIFIED
ORDINANCES OF THE CITY OF HILLSBORO PERTAINING TO AUTO SERVICE
STATION/AUTO REPAIR SHOP STANDARDS**

WHEREAS, a public hearing was held on July 11, 2024 at 6:30 p.m. to consider public comment of the proposed modification of the zoning code, specifically section 155.073(M); and

WHEREAS, upon recommendation from the City of Hillsboro Planning Commission, Council desires to amend certain sections of the Codified Ordinances of the City of Hillsboro pertaining to the Auto Service Station/Auto Repair Shop Standards.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HILLSBORO, STATE OF OHIO, WITH A MAJORITY OF ALL COUNCIL MEMBERS CONCURRING THAT:

SECTION 1: That the Codified Ordinances of the City of Hillsboro, more specifically section 155.067(D) of the City Code, shall be amended as follows:

**155.073(M) AUTO SERVICE STATION/AUTO REPAIR SHOP
STANDARDS.**

(1) *Lot Size.* A service station or repair shop site shall be a minimum of 10,000 square feet in size.

(2) *Setbacks.* The building or buildings, shall be back at least 35 feet from the street right-of-way. Adjacent to residential districts, the service station, or repair shop, buildings, signs, and all pumps shall be setback a minimum of 25 feet from adjoining property. In commercial areas, the structures shall be setback at least ten feet from adjoining properties.

(3) *Fencing and Screening.* When adjacent to residential property, there shall be opaque privacy fencing provided. All areas utilized for the storage or disposal of trash, debris, discarded parts, and similar items, shall be fully screened. All structures and grounds shall be maintained in an orderly, clean and safe manner.

(4) *Vehicles.* No vehicle shall be parked within 10 feet of the street right of way. Shops shall not permit unsightly matter in the form of refuse, junk, trash, furniture, scrap, rubbish, rubble, debris, clutter, lumber, rummage, waste, unlicensed and mechanically inoperative motor vehicles or parts thereof, and discarded material of any nature to remain on any lot or land within the limits of the city.

(5) *Exterior Storage.* Exterior storage, besides vehicles, shall be limited to service equipment and items offered for sale and those items listed in 155.075(B). Exterior storage of used tires, batteries and other items for sale shall be stored in containers, such as racks, metal trays and similar structures designed to display merchandise and limited to a setback of 10 feet from the street right of way. Junk cards, empty cans and other unsightly materials shall not be permitted in an area subject to public view.

(6) *Architecture.* The station, and other buildings, shall be of a design that is harmonious with the surroundings.

1st Reading 8/15/24
2nd Reading 9/12/24
3rd Reading 10/17/24

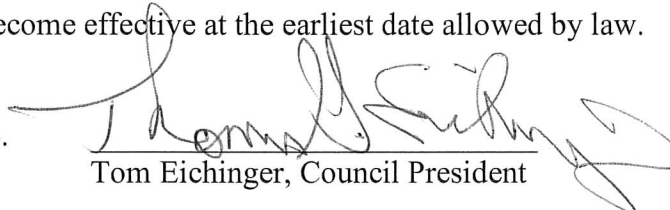
(7) *Lighting*. Lights shall be designed and placed in a manner that conforms to City Ordinance 155.132 and 155.106(2)(f).

(8) *Gas pumps*. Gas pumps located at, and a part of, other types of business establishments shall require a special use permit.

SECTION 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3: This Ordinance shall become effective at the earliest date allowed by law.

Passed this 17th day of October, 2024.


Tom Eichinger, Council President

Attest: 
~~Whitney Aliff, Clerk of Council~~
Pro - Tom Lamm Walker

Approved: 
Justin Harsha, Mayor

Date: 10-17-2024

Prepared by the City Law Director.