

Section 1130 - Motor vehicle washes

1130.01. Definition. "Car wash establishment" means a premises used primarily for the washing of automobiles. The term does not include premises used for the washing of vehicles by a coin-operated, self-service car wash system as defined in 1130.09. The term does not include garages and filling stations where the washing is merely incidental to such business, nor premises used for short and intermittent periods of time for car washing.

1130.03. Car wash establishment. Subdivision 1. Permit required. No person may build, rebuild, enlarge, alter, keep, use or maintain within the city, any structure or premises for the operation of a car wash establishment without first obtaining from the council a permit so to do and paying the fee set by City Council Resolution.

Subd. 2. Conditions. The holder of a car wash establishment permit must comply with the following minimum conditions:

- a) off-street area shall be furnished to provide for at least 30 automobiles waiting to be washed; if cars which have been washed are to be parked waiting for the owners, an additional five parking spaces shall be furnished for such purpose;
- b) the paving, surfacing and drainage of the water and sludge removal facilities shall be installed and maintained in accordance with the regulations of the city engineer and this section;
- c) only one permanent detached ground display sign shall be erected on a street frontage line;
- d) all exterior lighting shall be so placed and operated as not to be a nuisance to adjacent properties;
- e) the location and width of access drives shall be in accordance with standards established with the city engineer;
- f) the exit doors shall be at least 40 feet beyond the blower and at least 20 feet from the street property line, or if the entire car washing facility is enclosed within a building, the exit doors may be on the street property line, but in such event shall be at least 60 feet beyond the blower;
- g) if steam or water vapor or high velocity water is emitted within 200 feet of any building, the building of the car wash establishment shall have no opening that would permit any such high velocity water, water vapor or steam to create a nuisance to the neighboring property.  
(Amended Ord. #96-782)
- h) if steam or water vapor or high velocity water is emitted within 200 feet of any building, the building of the car wash establishment shall have no opening that would permit any such high velocity water, water vapor or steam to create a nuisance to the neighboring property.

1130.09. Self service car wash-, defined. A "coin operated, self-service car wash system" or "self service car wash" means machinery and equipment forming the system, independently, or the machinery and equipment together with a new or existing building housing the system, on premises used primarily for the washing of vehicles or other items.

1130.11. Permits. Subdivision 1. Permit required. No person, shall hereafter build, rebuild, enlarge, alter, place, keep, use, operate, or maintain within the city any equipment, structure or premises for the operation of a self-service car wash without first obtaining from the council a permit so to do and paying the fee set by City Council resolution.

Subd. 2. Standards. Self-service car washes shall comply with the minimum standards set out in this subsection.

Subd. 3. Parking. Sufficient off-street area shall be furnished to provide parking for three times the number of vehicles that can be enclosed in the buildings.

Subd. 4. Buffer. A buffer area shall be established and maintained of at least six feet in width, landscaped with evergreen shrubs to form a continuous hedge, the remainder of such buffer area to be maintained as lawn or flower beds, on the side or sides of the site adjoining property used or zoned for single-family, two-family, or multiple-family use. The continuous hedge shall be planted and maintained from the sidewalk to the residential building line back to the rear property line with shrubs at least six feet high.

Subd. 5. Paving; drainage. The paving, surfacing, drainage and maintenance of the site and adjoining premises and sidewalks, as well as wash way disposal and sludge removal facilities shall be installed and maintained in the same manner as required of licensed gasoline filling stations in the city, specifically:

- a) The portions of land or lot on which the car wash is located shall be covered with concrete or heavy tar oil as may be required by the city engineer, who shall designate the portions of the land or lot on which concrete is to be used and the portions on which heavy tar oil is to be used. Construction must be approved by the city engineer.
- b) Adjoining sidewalks shall be kept free from dirt, dirty water, oil, gasoline, pebbles, stones, snow or other refuse or obstructions.
- c) The premises shall be kept in a neat, clean and orderly manner, and shall not be used for the purpose of storing or leaving of inoperable motor vehicles or parts thereof.

The manager shall refuse and the council may revoke a permit for a self service car wash that fails to comply with the provisions of this subdivision. The manager may from time to time establish regulations as to such construction, surfacing, maintenance, traffic control and policing, which regulations, upon approval by the council, shall become conditions necessary to the issuance of any permit for such business.

Subd. 6. Lights. Exterior lighting shall be so placed and operated as not to be a nuisance to adjacent properties.

Subd. 7. Signs. Only one permanent detached ground display sign shall be erected in accordance with existing ordinances.

Subd. 8. Steam: water. If steam or water vapor or high velocity water is emitted within 200 feet of any building, the equipment of the self-service car wash shall be designed to prevent any such high velocity water or water vapor steam resulting from the operation of the equipment to create a nuisance to the neighboring property. The washing equipment may not have electrical connections, buttons, toggles or switches to be used by the general public in any area in which such steam or water vapor or high velocity water is emitted.

Subd. 9. Cleansing agents. Detergents or cleaning agents used by self-service car washes shall be biodegradable, nontoxic and non-polluting.

1130.13. Location. Self-service car washes are permitted only in commercially or industrially zoned districts.