

PERMITTED USES	ME-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	L1	HI	C	PUD
<b>OFFICE AND COMMERCIAL SERVICE</b>															
AUTOMOBILE SERVICE STATION With Fuel Pumps								S		P					S
<b>COMMERCIAL SALES AND RENTALS</b>															
CONVENIENCE STORES WITH EXISTING GAS PUMPS							S	P		P					P
CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS [pursuant to 10-3(H)]								P		P		<u>P</u>			
TRUCK STOPS [pursuant to 10-3(H)]										<u>S</u>		<u>P</u>	<u>P</u>		

(258) Truck Stops. A commercial facility specifically designed to provide fuel, service, and parking for heavy commercial vehicles (semi-trucks) and their drivers. Accessory uses such as restaurants, shower and laundry facilities, overnight parking, and truck washing areas are often included.

(D) Automotive Service Station *Including Fuel Pumps*

(1) Permitted uses include: The primary use of an automotive service station shall be the sale of automotive fuels and related products. Incidental services are limited to minor repairs, such as:

- a. Tire repair and battery replacement.
- b. Oil changes and lubrication.
- c. Brake repair or replacement
- d. Car wash services (automatic or manual).

(2) Other regulations:

- a. ~~Gas~~ Automotive service stations that include fuel pumps must ~~front either~~ have frontage directly on Highway 17, Highway 17 Business, Highway 17 Bypass, ~~or~~ Highway 130, or Highway 179.
- b. No major mechanical or bodywork, tire retreading, or upholstery work shall be permitted.
- c. All incidental activities must be performed indoors.
- d. Fuel pumps shall ~~be~~ not be located within fifteen (15) feet of any property line or street right-of-way.

(H) Convenience Stores (New Construction) With Gas Pumps

- (1) Purpose: The purpose of this ordinance is to define and establish standards for the placement of convenience stores with fuel pumps operating within the Town of Shallotte that are established on or after May 05, 2026.
- (2) Implementation: The following regulations shall apply to new convenience stores with fuel pumps established and approved on or after May 05, 2026. Convenience stores with fuel pumps established and in operation prior to May 05, 2026, are considered in full conformance with UDO standards as defined in 10-3(G) Convenience Stores With Existing Gas Pumps.
- (3) Type:
  - (A) Convenience Stores with Fuel Pumps
    - (1) Location:
      - (A) Convenience stores with gas stations must have frontage directly on Highway 17, Highway 17 Business, Highway 17 Bypass, Highway 130, or Highway 179.
    - (2) Site design:
      - (A) Fuel pump islands shall be located at a minimum of fifteen (15) feet from any property line or street right-of-way.
      - (B) Fuel pump islands shall be located at a minimum of twenty-five (25) feet from any adjacent residential use.
      - (C) Site layout shall be designed to:
        - a. Provide safe, efficient, and clearly defined vehicular circulation throughout the site.
        - b. Provide sufficient stacking to accommodate the largest anticipated vehicle without impacting circulation.
        - c. Include measures to prevent any stacking or queuing of vehicles into the right-of-way.
        - d. Provide dedicated parking areas for the loading and unloading of trucks for the retail establishment and for fuel pump servicing.
    - (3) Other regulations:
      - (A) Fuel canopies must match the character and aesthetics of the primary convenience store structure, including similar materials, colors, and roof pitch.

- (B) Flat-roof fuel canopies are permitted only along the Highway 17 Bypass Corridor and must include the screening of any rooftop mechanical structures.
- (4) Prohibited uses:
  - (A) Overnight vehicle parking for more than twenty-four (24) hours is not permitted.
  - (B) Commercial outdoor vehicle service or repair is prohibited.
  - (C) Outdoor storage shall be prohibited in any zoning district except for the Light Industrial (LI) and Heavy Industrial (HI) zoning districts and in accordance with Section 10-3.
- (B) Truck Stops with Fuel Pumps
  - (1) Location:
    - (A) Truck stops with gas pumps must have frontage directly on Highway 17, Highway 17 Bypass, or Highway 130.
    - (B) Truck stops shall be located two hundred and fifty (250) feet or greater from any use that is residential in nature.
  - (2) Site design
    - (A) A site plan is required and shall illustrate all existing and/or proposed structures, overnight parking areas, and all other amenities to include, fuel islands, vehicle washing areas, shower facilities, etc.
    - (B) Site layout shall be designed to:
      - a. Provide safe, efficient, and clearly defined vehicular circulation throughout the site, including adequate maneuvering areas, turning radii, and internal traffic patterns designed to accommodate larger vehicle types and prevent conflicts with passenger vehicles and pedestrians.
      - b. Include measures to prevent stacking or queuing of vehicles into the right-of-way.
      - c. Provide dedicated parking areas for the loading and unloading of trucks for the retail establishment and for fuel pump servicing.
    - (C) Fueling lanes for large trucks shall be designed and marked specifically for heavy vehicles and shall:

- a. Provide sufficient stacking to accommodate the largest anticipated vehicle without impacting circulation.
  - b. Be oriented in such a way to prevent stacking or queuing into the right-of-way.
- (3) Truck parking:
  - (A) Truck parking areas must be clearly marked for large vehicle parking and include designated striped parking spaces.
  - (B) Truck parking areas must be paved with an impervious covering that is engineered to support the continuous utilization by tractor-trailers and other vehicles of a similar size.
  - (C) Truck parking areas must be regularly maintained and kept free of potholes and other clearly worn surfaces.
  - (D) Truck parking areas permitting truck idling shall be located at a minimum of three hundred (300) feet from any adjacent residential use.
  - (E) Vehicle parking for more than twenty-four (24) hours at a time is prohibited.
- (4) Other regulations:
  - (A) Fuel canopies must match the character and aesthetics of any primary store or service structure, including similar materials, colors, and roof pitch.
  - (B) Flat-roof fuel canopies are permitted only along the Highway 17 Bypass Corridor and must include the screening of any rooftop mechanical structures.
  - (C) Truck washing shall be limited to designated site approved areas only.
- (5) Prohibited uses:
  - (A) Outdoor storage shall be prohibited in any zoning district except for the Light Industrial (LI) and Heavy Industrial (HI) zoning districts and in accordance with Section 10-3.
  - (B) Outdoor repair of vehicles beyond any minor incidental vehicle maintenance shall be prohibited.
  - (C) Vehicles that are inoperable, dilapidated, or of a nuisance nature shall not be stored anywhere on site.