



CHARLOTTE

Zoning Interpretation

Mobile Car Wash and Detailing

The Zoning Ordinance lists car washes as a permitted use by right in the B-2 and Industrial Zoned Districts. Car washes are allowed under prescribed conditions in the B-1, UMUD districts and as an accessory use in the MUDD district.

The mobile car wash and detailing is the manual process of the automatic high volume facility care wash and while there is not a definition of car washes in the Zoning Ordinance, there is language that references the use and what is allowed. Specifically car washes are allowed in the B-1 district under the following prescribed conditions:

1. All washing facilities must be within an enclosed building.
2. The vacuuming facilities may be outside the building but may not be located in any required yard or buffer.
3. At least one attendant must be present whenever the business is open but not more than three attendants may be on duty at any time and
4. A high-volume facility utilizing a conveyor or chain drag system for moving automobiles through the washing area is not permitted.

This language implies that in the B-2, I-1 and I-2 zoned districts these conditions are not applicable and therefore car washing facilities may be located outside of a building and there is no limit on the number of attendants at any one time.

ISSUE

Where can mobile car wash detailers operate?

POLICY

Mobile car washes and detailing is a permitted use by right the B-2, I-1 and I-2 zoned districts (not in B-1 or B-1SCD) and incidental and related to the permitted principal use in any zoning district (customer request). A land use permit must be obtain to ensure that the use is not located in any required yard or buffer and that the property owner has granted permission. The use is considered a temporary use and is valid for a maximum of 90 days per calendar year. All other applicable permits must be obtained including any storm water or environmental protection permits required.

Date Agreed: June 24, 2009

Approved By: Katrina J. Young
Zoning Administrator

Code Sections: 9.802(17)
9.803(7)
9.903(7)
9.1102(16)

SUPERSEDES :