

NOTICE OF PUBLIC HEARING
ZT-2026-002

To: All resident citizens of the City of Auburn, Alabama, and other interested persons:

In accordance with Title 11-52-77 of the Alabama Code, as amended and the Zoning Ordinance of the City of Auburn, notice is hereby given that the Planning Commission of the City of Auburn will hold a public hearing on Thursday, July 9, 2026, at 5:00 p.m., in the Council Chambers of the Auburn Public Safety Department, 141 North Ross Street, to consider the following:

A NOTICE TO CONSIDER AMENDMENTS TO ARTICLE II, DEFINITIONS (SECTION 203, DEFINITIONS) AND ARTICLE IV, GENERAL REGULATIONS (TABLE 4-1: TABLE OF PERMITTED USES; SECTION 406.03, ROAD SERVICE USES; AND SECTION 408.02, SPECIAL DEVELOPMENT STANDARDS) OF THE CITY OF AUBURN ZONING ORDINANCE. PROPOSED ADDITIONS TO THE TEXT ARE UNDERLINED. TEXT PROPOSED FOR REMOVAL IS SHOWN AS STRIKE-OUTS. ALL OTHER TEXT SHALL REMAIN THE SAME.

ARTICLE II. DEFINITIONS. *All other text in this Section shall remain as is*

Section 203. Definitions.

Heavy Duty Truck: Any vehicle (personal or commercial) with a gross vehicle weight rating (GVWR) over 26,000 pounds, designed for transporting large loads, specialized equipment, or long-haul freight.

Extended Parking: Any vehicle (personal or commercial) that is parked for a duration of time longer than 12 hours or overnight that is beyond what is considered hourly parking. Extended Parking is prohibited in every zoning district except for the Interstate Commercial District (ICD).

Travel Center: Buildings and premises primarily designed to serve heavy duty trucks, where petroleum products may be dispensed, greases, batteries, tires, spark plugs, batteries, or truck accessories may be supplied and dispensed at retail (or in connection with private operation). Accommodations such as restrooms, showers, restaurants, convenience retail, and extended truck parking may be located on the premises. Travel centers may include service bays for replacing or repairing minor items of equipment.

Truck Stop: Buildings and premises primarily designed to serve heavy duty trucks, where petroleum products may be dispensed, greases, batteries, tires, spark plugs, batteries, and commercial truck accessories may be supplied and dispensed at light retail (or in connection with private operation) for commercial trucks. A truck stop may include limited accommodation intended for truck drivers, such as small retail space and restrooms facilities, but may not include showers, extended parking, and laundry facilities. Truck stops may also include service bays for replacing or repairing minor items of equipment.

ARTICLE IV. GENERAL REGULATIONS. *All other text in this Section shall remain as is*

Table 4-1: Table of Permitted Uses

(Insert Table 4-1 here)

Section 408.02 Special Development Standards.

Road Service Uses.

12. Travel Center

- a) Site. The minimum frontage on an arterial and collector streets shall be 200 feet. In the ICD a travel center shall be permitted on a site no less than 5 acres in size. It must be located no less than (1000) feet from an intersection or exit ramp off I-85.
- b) Access. Limited to arterial streets. Separate entrances are required for truck and personal vehicles.
- c) Service Area/Repair Bay. Pits, hoists, and all lubricating, washing, and repair equipment and workspace shall be enclosed within a building and must not be visible from the front of the property.
- d) Bulk Storage. Liquid petroleum fuels shall be stored in underground tanks structures. Structures shall conform to the following standards:

1. Vehicular canopy structures shall abide by applicable building setbacks and shall be limited to no more than eight (16 total) diesel pump stations for heavy duty trucks on the same property. Accordingly, the maximum height of all such structures shall be noted on the site plan.

2. Pump islands and underground fuel storage tanks shall be set back a minimum of 20 feet from any property line.

3. Support structures for all fuel station canopies shall be required to meet cladding requirements as set forth in Section 429.05.

e) Car wash facilities.

1. These are allowed only as an ancillary use and shall be located behind the principal structure.

2. Separate drainage systems are required for truck washing bays.

f) No area of any travel center shall be used for the storage, display, and sale or leasing of any new or used vehicle.

g) Shower facilities.

1. For every (2) working diesel pump stations located on site, (1) indoor shower may be installed.

h) Space for outdoor display should not exceed ten (10) percent of the gross floor area of the principal use. Height of the display may not exceed ten (10) feet. Outdoor display areas shall be limited to only those areas that directly abut the primary structure (excludes all other areas, including areas under diesel station canopies).

i) The site should be designed so that pedestrian and vehicular circulation is coordinated and reviewed as part of the development review team (DRT).

j) All lighting fixtures incorporated into non-enclosed structures (i.e., diesel pump canopies, truck washes, etc.) must be fully recessed into the underside of such structures. All lighting must be directed or shielded so as to focus lighting onto the use as established and away from adjacent property and areas of pedestrian and vehicular traffic, including, but not limited to, sidewalks and streets.

k) Truck storage must have a minimum (7) foot screened landscape buffer.

Truck Stop

- a) Site. The minimum frontage on an arterial street shall be 100 feet. In the ICD a truck stop shall be permitted on a site no less than 3 acres in size. It must be located no less than (1000) feet from an intersection or exit ramp off I-85.

- b) Access. Limited to arterial streets. Separate entrances are required for truck and personal vehicles.
- c) Service Area/Repair Bay. Service bays may be permitted only for minor servicing and routine maintenance, including fluid changes, tire repair, and similar activities in an enclosed building.
- d) Bulk Storage. Liquid petroleum fuels shall be stored in underground tanks structures. Structures shall conform to the following standards:
 1. Vehicular canopy structures shall abide by applicable building setbacks and shall be limited to no more than four (8 total) diesel pump stations for heavy duty trucks on the same property. Accordingly, the maximum height of all such structures shall be noted on the site plan.
 2. All canopy supports must comply with cladding standards.
 3. Pump islands and underground fuel storage tanks shall be set back a minimum of 20 feet from any property line.
 4. Support structures for all fuel station canopies shall be required to meet cladding requirements as set forth in Section 429.05.
- e) No area of any truck stop shall be used for the storage, display, and sale or leasing of any new or used vehicle.
- f) Extended parking for trucks is prohibited.
- g) No part of the premises shall contain shower facilities.
- h) Space for outdoor display should not exceed ten (10) percent of the gross floor area of the principal use. Height of the display may not exceed three (10) feet. Outdoor display areas shall be limited to only those areas that directly abut the primary structure (excludes all other areas, including areas under diesel station canopies).
- i) The site should be designed so that pedestrian and vehicular circulation is coordinated and reviewed as part of the development review team (DRT).
- j) All lighting fixtures incorporated into non-enclosed structures (i.e., diesel pump canopies, truck washes, etc.) must be fully recessed into the underside of such structures. All lighting must be directed or shielded so as to focus lighting onto the use as established and away from adjacent property and areas of pedestrian and vehicular traffic, including, but not limited to, sidewalks and streets.
- k) Any truck storage must have a minimum (7) foot screened landscape buffer.

(a) Table 4-3: Standards for Nonresidential Uses by District

District Uses	Maximum FAR	Maximum ISR	Minimum site area ¹	Minimum lot width ²	Angle of light factor
Interstate Commercial District (ICD) Travel Center	0.20	0.90	5 acres	200 ft.	1.0
Interstate Commercial District (ICD) Truck Stop	0.20	0.90	3 acres	100 ft	1.0

Section 513.02.(A) Minimum Parking Requirements by Land Use Categories:

14. Road Service Use: For all required heavy-duty truck parking, the minimum size of each parking stall shall be fourteen (14) feet by 75 feet, exclusive of aisle width, which shall be delineated by striping or other similar means. Parking other than perpendicular parking shall comply with the standards set out in the Building Code.

Section 513.02.(B) Minimum Parking Requirements for Specified Uses:

74. Travel Center: one (1) pedestrian car space per 250 square feet of gross floor area and one (1) heavy-duty truck space per 1000 square feet of gross floor area. Spaces underneath canopies shall not count towards parking total, nor can they be used for extended parking.

75. Truck Stop: one (1) pedestrian car space per 500 square feet of gross floor area and one (1) heavy-duty truck space per 500 square feet of gross floor area. Spaces underneath canopies shall not count towards parking total, nor can they be used for extended parking.

Staff Commentary:

The Zoning Ordinance outlines language and development standards for a gasoline self-service station but lacks any specifics for travel centers or truck stops. The current zoning regulations in the City of Auburn do not allow for any kind of large-scale service for trucks wanting to stop and fuel up. The City Council in turn has requested that specific language be in place so that larger scale development, specifically catering to heavy duty trucks and extended parking, can be defined appropriately. Acknowledging the scale of what traditional truck service stops look like, two new uses are being proposed: a Travel Center and Truck Stop that will be allowed conditionally in the Interstate Commercial District. Travel Centers will allow shower stations and extended parking for trucks that the Truck Stop use prohibits. By opting to allow these two new uses through conditional use, this allows staff, Planning Commission, and City Council to review each request on a case-by-case basis. Two new definitions are also being added which will add language to define heavy duty trucks as well as extended parking.

All persons who desire shall have an opportunity of being heard in opposition to or in favor of such ordinance.

The Villager
June 18, June 25, July 2, 2026