

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, April 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.

Travel Center: Buildings and premises primarily designed to serve heavy duty trucks, where diesel, gasoline, and petroleum products may be dispensed, greases, batteries, tires, spark plugs, batteries, and truck accessories may be supplied and dispensed at retail (or in connection with private operation), Accommodation such as restrooms, showers, restaurants, convenience retail, and overnight 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 diesel, gasoline, and 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, overnight parking, and laundry facilities.

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)

Table 4-3: Standards for Nonresidential Uses by District

District Uses	Maximum FAR	Maximum ISR	Minimum Site Area ³	Minimum lot width ⁵	Angle of light factor
<i>Comprehensive Development District (CDD)</i>					
Travel Center	0.35	0.90	5 acres	200	1.0
<i>South College Corridor District (SCCD)</i>					
Travel Center	0.35	0.90	5 acres	200	1.0
<i>Industrial Commercial District (ICD)</i>					
Travel Center	0.35	0.90	5 acres	200	1.0
Truck Stop					
District Uses	Maximum FAR	Maximum ISR	Minimum Site Area ³	Minimum lot width ⁵	Angle of light factor
<i>Comprehensive Development District (CDD)</i>					
Truck Stop	0.35	0.90	3 acres	100	1.0
<i>South College Corridor District (SCCD)</i>					
Truck Stop	0.35	0.90	3 acres	100	1.0
<i>Industrial Commercial District (ICD)</i>					
Truck Stop	0.35	0.90	3 acres	100	1.0

ARTICLE V. DETAILED USE REGULATIONS *All other text in this Section shall remain as is*

Section 408.02 Special Development Standards.

12. Travel Center

- a) Site. The minimum frontage on an arterial and collector streets shall be 200 feet. In CDD a travel center shall be permitted on a site no less than 5 acres in size. It shall be located no less than (2000) feet from an intersection or exit ramp from I-85.
- b) Access. Truck access is limited to arterial and collector 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 diesel, gasoline, and petroleum fuels shall be stored in underground tanks. Structures shall conform to the following standards:
 - e) 1. Vehicular canopy structures shall abide by applicable building setbacks and shall be limited to no more than eight (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. Pump islands and underground fuel storage tanks shall be set back a minimum of 20 feet from any property line.
 - 3. Canopy supports must comply with cladding standards.
- f) 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
- g) No area of any travel center shall be used for the storage, display, and sale or leasing of any new or used vehicle
- h) Shower facilities.
 - 1. For every (2) working diesel pump stations located on site, (1) indoor shower may be installed.
- i) 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).
- j) The site should be designed so that pedestrian and vehicular circulation is coordinated and reviewed for safety.
- k) South College Corridor District (SCDD). Service bays and auto repairs of any kind are prohibited. The storage of vehicles and trailers shall not be permitted in SCDD.
- l) 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.
- m) Support structures for all fuel station canopies shall be required to meet cladding requirements as set forth in Section 429.05
- n) Truck storage must have a minimum (7) foot screened landscape buffer

13. Truck Stop

- a) Site. The minimum frontage on an arterial street shall be 100 feet. In CDD a truck stop shall be permitted on a site no less than 3 acres in size. It shall be located no less than (2000) feet from an intersection or exit ramp from I-85.
 - b) Access. Truck access is limited to arterial and collector 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.
 - d) Bulk Storage. Liquid diesel, gasoline, and petroleum fuels shall be stored in underground tanks
 - e) No part of the premises shall contain shower facilities
- Structures. Structures shall conform to the following standards:
- f) 1. Vehicular canopy structures shall abide by applicable building setbacks and shall be limited to no more than four (4 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. All canopy supports must comply with cladding standards.
 - 2. Pump islands and underground fuel storage tanks shall be set back a minimum of 20 feet from any property line
 - g) No area of any truck stop shall be used for the storage, display, and sale or leasing of any new or used vehicle
 - h) Overnight parking for trucks is prohibited
 - i) 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).
 - j) The site should be designed so that pedestrian and vehicular circulation is coordinated and reviewed for safety.
 - k) South College Corridor District (SCDD). Service bays and auto repairs of any kind are prohibited. The storage of vehicles and trailers shall not be permitted in SCDD.
 - l) 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.
 - m) Support structures for diesel station canopies shall be required to meet cladding requirements as set forth in Section 429.05
 - n) Any truck storage must have a minimum (7) foot screened landscape buffer

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

The Villager
March 19, 2026