

- D. Unless specifically waived by the Planning Commission, an open-air fence between four (4) and six (6) feet in height shall be constructed on the boundary property lines.

SECTION 10.70.8 ANIMAL HOSPITALS:

- A. Minimum main and accessory building setback shall be one hundred (100) feet, from all lot lines.
- B. All principal use activities shall be conducted within a totally enclosed main building.

SECTION 10.70.9 AUTOMOBILE SERVICE STATIONS, PUBLIC GARAGES, FILLING STATIONS AND FILLING STATIONS IN CONJUNCTION WITH CONVENIENCE STORES:

- A. No subject facility existing on the effective date of this Ordinance shall be structurally altered so as to provide a lesser degree of conformity with the provisions of this Section than existed on the said date.
- B. Minimum lot area shall be fifteen thousand (15,000) square feet for an automobile service station or public garage and twelve thousand (12,000) square feet for a filling station.
- C. Minimum lot width shall be one hundred and twenty (120) feet for a public garage or automobile service station and one hundred (100) feet for a filling station.
- D. An automobile service station and filling station shall be located not less than forty (40) feet from any right-of-way line and not less than twenty-five (25) feet from any side or rear lot line abutting residentially used property.
- E. Ingress and egress drives shall a minimum of thirty (30) feet apart.
- F. No more than one (1) curb opening shall be permitted for every fifty (50) feet of frontage (or major fraction thereof) along any street.
- G. No drive or curb opening shall be located nearer than twenty-five (25) feet to any intersection or adjacent residential property line. No drive shall be located nearer than thirty (30) feet, as measured along the property line, to any other drive on the premises. Curb cuts shall not be permitted where, in the opinion of the Township Building Inspector, it