

**Ad Hoc Committee on Jacksonville's Neighborhood Blight**  
**Chair, E. Denise Lee**  
**CM Dr. Johnny Gaffney, CM John Crescimbeni, CM Jim Love, CM Bill Bishop**

**Agenda**

June 5, 2014  
10 a.m.  
Don Davis Room

**Call to order**

- Introduction of Members
- Vote to accept the minutes of the May 7 meeting and May 22 Bus tour

**Old Business**

- Tabled Items from last meeting
  - Update on Public Works plan for long and short term goals.
  - Discuss shortening time it takes for departments to report violations to Regulatory Compliance.
- Curtis Hart will present a written report of his oral report about Taylor Field Road.
- Report on whether service has been restored to homes that had been disconnected from JEA.
- Peggy Sidman will report on status of legislation relating to Section 656.407 of the Code to ensure adequate access for emergency vehicles and those vehicles providing municipal services.
- Update on new rules for hand wash car washes following a meeting with Environmental Quality, Office of General Counsel and Planning and Development. Report by Calvin Burney
- Report from Solid Waste about the additional collection sites for hazardous waste sites around the county and ways to publicize those sites and collection dates.

**Public Comment**

**Adjourn**

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REPORT ON THE  
UPDATE ON PUBLIC WORKS PLAN FOR SHORT TERM  
AND LONG TERM GOALS FOR FIGHTING BLIGHT

**LYNWOOD ROBERTS ROOM  
FIRST FLOOR CITY HALL  
117 WEST DUVAL STREET  
JACKSONVILLE, FLORIDA 32202**

June 5, 2014

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## Update Illegal Dumping Plan

Random rolling stakeout of dumping prone areas on-going

Four night time and one late afternoon deployment using 3-5 officers per stakeout in the following areas:

Lem Turner and Riverview

45<sup>th</sup> and Doeboy

Spring Grove Area

Federal and Patterson

110<sup>th</sup> and Jammes

Langley and Automobile off Kings

Two arrests in the 8800 Block of Adams (seafood restaurant waste) and one arrest on Fish Road (Jones Road) roofing materials.

Internal presentation by Flash Point, a company that builds solar powered, pole mounted, high-resolution cameras. +/- \$7,000 each. Schedule presentation at next public Blight meeting.

Crime Point which is another supplier of high-resolution cameras is doing a presentation at JSO on Friday.

Continued interaction with JSO liaison Officer assigned to PWSWD with other units of JSO for illegal dumping assistance on patrols.

Regular weekly Blight collection routes

- Langley St from Henrietta to Automobile Dr
  - Spring Grove Ave from 26<sup>th</sup> W to 33<sup>rd</sup> W
  - 23<sup>rd</sup> St W and Almeda St
  - Dunmire Ave from Moncrief Rd W to Federal St
  - Old Kings Rd at St Clair St (Grand Crossing).
-

PUBLIC WORKS DEPARTMENT  
SOLID WASTE DIVISION



May 6, 2014

Ad-Hoc Committee on Jacksonville's Neighborhood Blight  
Attn: Councilwoman Denise Lee  
Lynwood Roberts Room  
117 West Duval Street  
Jacksonville, Florida 32202

**Reference: Update on Public Works Plan for Short Term and Long Term Goals  
How to Better Publicize the Household Hazardous Waste Events**

Dear Ms. Lee:

The Solid Waste Division of the Department of Public Works is pleased to submit this report on the update for the short and long term goals for fighting blight in the City of Jacksonville and how to better publicize the household hazardous waste events for your review and consideration in your report to Jacksonville City Council on blight issues facing Jacksonville and it's neighborhoods and communities.

If you have any questions, please contact the undersigned at (904) 255-7512.

Sincerely,

**CITY OF JACKSONVILLE  
PUBLIC WORKS DEPARTMENT, SOLID WASTE DIVISION**

A handwritten signature in black ink, appearing to read "Jeffrey S. Foster".

Jeffrey S. Foster, P.G.  
Chief of Solid Waste Division

**UPDATE ON THE PUBLIC WORKS DEPARTMENT'S PLAN FOR SHORT TERM AND LONG TERM GOALS FOR FIGHTING BLIGHT**

**AND**

**HOW TO BETTER PUBLICIZE THE HAZARDOUS WASTE COLLECTION EVENTS  
JACKSONVILLE, DUVAL COUNTY, FLORIDA**

**UPDATE ON SHORT TERM AND LONG TERM GOALS**

Using historical CARE dumping locations for repeat areas and the Jacksonville Sheriff's Office (JSO) field observations, the following areas were identified for the initial implementation of the short term goals:

- **Langley St from Henrietta to Automobile Dr**
- **Spring Grove Ave from 26<sup>th</sup> W to 33<sup>rd</sup> W**
- **23<sup>rd</sup> St W and Almeda St**
- **Dunmire Ave from Moncrief Rd W to Federal St**
- **Old Kings Rd at St Clair St (Grand Crossing).**

A bar graph that shows the overlapping efforts for the long term and short term goals are attached (Attachment I). The graph assumes that funding approval is in place.

**Short Term Solutions**

Increased vehicle surveys by the dedicated Franchise Investigator and the JSO Liaison Officer during night and weekend time periods. These have been on-going. Both Franchise Investigator positions have been filled along with all ordinance and contract compliance personnel. The Solid Waste Division (SWD) is fully staffed for concerted enforcement activities in illegal dumping, residential curbside collection oversight and litter. Historically, SWD has budgeted around \$6,000 in overtime for these types of activities.

Regular scheduled pickup routes have been started in known dumping areas by the Blight and Litter crews to show presence. There is little to no budget impact since the crews already go into the field and the effort is simply a scheduling effort. However, due to previous budget cuts, the dedicated crews are less than one-fourth of the original crew strength and any scheduled diversion takes away from all other county-wide CARE issues which are the main work driver for the effort.

SWD created and distributed an informational handout for tire generators and haulers advising them of their responsibilities. This information is handed out to the sites during our visits and may be found on the website: <http://www.coj.net/departments/public-works/solid-waste/waste-tire-program/wtp.aspx>

Webpages were created to assist with providing information and educating our community on proper disposal procedures. <http://www.coj.net/departments/public-works/solid-waste/waste-tire-program.aspx>

Increased law enforcement efforts have been on-going. Several citations have been served to out of compliance tire shops and to enforce the ordinance. Det. Matsick has made several arrests for theft of tires after hours from tire shops. Det. Matsick has also drafted an internal memo for JSO that will educate all patrol officers of the City's Ordinance Section 260. We still do not have a sufficient law enforcement team for waste tire enforcement. As stated previously, any additional effort is not funded. A web based approach for tire reporting is currently being evaluated for costs for budgeting in FY14/15. Several meetings have been conducted with the Office of General Counsel (OGC) to revise other areas in Ordinance 260 that can be improved to help control tire disposal and ultimately reduce the amount tires being dumped.

SWD has placed cameras and coordinated evening deployments (stakeouts) with state and local agencies (FDEP/FWC) in areas with repetitive dumping history. Preliminary results indicate the need for better quality cameras for effective identification and prosecution for remote stations. Currently evaluating known dumping areas to determine the most likely spots that could be fitted with pole mounted, solar powered, high-resolution cameras. Areas need to be evaluated for sight distance, tree canopy, sight interference and sub-surface utilities. Initial camera locations are shown below. The quality of these photos tends to be poor and we recommend obtaining better quality cameras.

**Placement of Camera:**

20<sup>th</sup> and St Clair; JEA pole facing East

**Time Frame:**

2 weeks

**Investigative Notes:**

picked up vehicular and pedestrian traffic during this period there was no dumping

**Placement of Camera:**

Sewell Rd south of Pecan Park Rd; in woods facing south down roadway

**Time Frame:**

3 weeks

**Investigative Notes:**

picked up vehicular and pedestrian traffic during this period there was no dumping  
Camera was stolen

**Placement of Camera:**

3600 blk of Springrove St.

**Time Frame:**

2 weeks

**Investigative Notes:**

Picked up vehicular and pedestrian traffic, due to camera quality we were unable to determine vehicle color or tag number.

### Mid Term Solutions

Placement of Video Surveillance Warning Signs coupled with manual stakeouts for enforcement and prosecution. Currently SWD is determining the placement and number of signs.

Hold dedicated house hazardous waste remote events in the Zip Code Areas with historical high number of blight issues and include bulk items, yard waste, waste tires, C&D materials that typically make up the majority of the materials collected from illegal dumping. The cost of these smaller types of events are approximately \$5,000 each and approach \$10,000 each for the larger events.

Implement a reward program for the successful prosecution of illegal dumping events and activities. The reward program could be implemented similar to the reward money for the tire buyback event and would take council action to use the contamination assessment funding. The reward program could be modeled after other similar programs but a \$100, \$150 and \$500 reward program based on severity should be sufficient.

### Long Term Solutions

Develop and implement a pride of community effort through community groups, faith-based groups and the Duval County Schools using education programs, PSAs and radio station market driven advertisements and announcements. Cost would be dependent on the number of advertisements and frequency and time of day of the radio or TV spots.

Placement of solar powered high resolutions cameras and motion activated lighting in repeat dumping locations or roadway corridors. Camera costs range from \$3,500 to \$6,000 each, installed.

Disbursement of information to high blight affected areas on the services the Solid Waste Division offers to provide another avenue for disposal. Mail out to residents typically average \$30,000 for the SWD service area and are covered under the contract provisions for the three residential haulers.

Revisions to the ordinance codes 260, 380, 382, and 386 to provide more “teeth” for better enforcement including the requirements for vehicle stickers for tire transporters so after hour transporters are more readily spotted by law enforcement. Currently OGC and SWD are reviewing specific text passages for potential revisions.

Additional JSO and illegal dumping personnel support for enforcement including the consideration of increasing permanent personnel or forming a task force dedicated to waste tires and illegal dumping. Currently the legal enforcement of the waste tire ordinance and illegal dumping activities is limited to one JSO officer. JSO HR supplied cost information in the range of \$496,000 average for salary and benefits for a dedicated task force of one supervisor and two officers.

## HOW TO BETTER PUBLICIZE THE HOUSHOLD HAZARDOUS WASTE REMOTES

Currently the Solid Waste Division (SWD) develops the dates for the household hazardous waste remote events in September and October of each year. The preliminary dates are then submitted to the Parks and Recreation Department and/or any other department, agencies or cities that SWD uses their venue or facility for holding the event. Once the dates are approved, the dates are published on the City's Solid Waste Division website. The approved dates are also sent to the Public Affairs Office for publication approximately 3 days before the event and distributed to our COJ media update list. This list contains approximately 800 recipients.

Historically, SWD has held six (6) events per year starting in January and ending in June or July. The half year time frame was selected to coincide with the historical upswing of tonnage that is typically observed at the landfill during this time period and generally reflects the increased building, remodeling, "spring cleaning" and other maintenance activities that occur at this time. It is generally advisable to remove household hazardous waste materials as much as possible from the waste stream that goes to the landfill. The more of these types of materials that are diverted from the waste stream helps the environment by significantly reducing the landfill tonnage of toxic and hazardous chemicals that could be released into the environment and reduces long term operational and closure costs of the landfill. A list of typical household hazardous waste material that can be collected at these remotes or at the SWD facility at 2675 Commonwealth Avenue, Jacksonville, Florida 32254 is contained in Attachment 2.

During the Ad Hoc Committee for Solid Waste in 2013, the Committee recommended that SWD evaluate adding additional events since the events had proven so popular with the citizens of Duval County. SWD evaluated the number of vehicles and material amounts form all of the remote events for the previous two years and determine there were three events that would be cost effective to add additional remotes. For FY13-14, SWD added three additional remotes to the traditional six (Beaches, Mandarin, Ed Austin Regional Park). For FY13-14 the events were held at the following dates and facilities:

November 9, 2013 Normandy Boulevard  
December 7, 2013 Mandarin Park  
January 11, 2014 Oceanway Park  
February 8, 2014 Ed Austin Regional Park  
February 22, 2014 Jacksonville Beach Public works Department  
March 15, 2014 Blue Cypress Park  
April 12, 2014 Mandarin Park  
May 17, 2014 Jacksonville Beach Public Works Department  
June 7, 2014 Ed Austin Regional Park

The remote events are staffed by COJ SWD personnel and operate from 9:00 AM to 3:00 PM and range in cost from \$5,000 -10,000 depending on the amount of material that is collected. The remote events and the facility at Commonwealth Avenue are free for the residents of Duval County. In addition, the Commonwealth facility is a register small quantity generator and can accept materials from small commercial businesses for a fee. The materials collected at the event are containerized at the remote and transported back to the Commonwealth facility for storage. When a sufficient amount of materials have accumulated at the Commonwealth facility, SWD



arranges for the pickup by an outside contractor, Tradebe or e-waste by Creative Recycling. All materials are recycled to the greatest extent possible by the contractor and range from fuel blending for aerosols, oil based paints and flammable liquids to processing for raw bulk materials in paper, plastics and metals. Pool materials, fertilizers, herbicides and pesticides, and latex paints are given to Parks, other departments of divisions or other non-profits or government institutions such as correctional facilities, churches and schools. Ammunition and gun powder is given to local law enforcement for their use.

The following are some suggestions for improvements for publicizing the household hazardous waste events and/or use of the Commonwealth Avenue facility:

- Requests to local TV Stations for promotional events held at the remotes
- Distribution of information to CPACS and neighborhood database e-mail blasts
- Informational handouts at the remotes
- In-house PSAs (Parks/Pam Roman) for running on Access 99 TV channel
- Social media posts to COJ Facebook, Twitter and Instagram accounts
- Yearly mailers by residential haulers and COJ residential
- Dedicated TV or radio advertisements

## CONCLUSIONS

To achieve several of the short terms and long term goals such as remote cameras, JSO task force, etc. dedicated funding would need to be secured through the budget process. Additionally, most of the communication efforts for increasing the public awareness of the remotes does not require dedicated funding to achieve and can be done in-house for very little or modest costs. However funding would be required for printing, paper, etc. for the handouts and for the distribution by mailing or door to door delivery. Funding will also be needed for after-hours deployments, computers and software, unmarked vehicles, ladders, cameras, batteries. Dedicated TV or radio advertisements would also require funding as well as for the increased tonnage that would be generated from the increased publicity campaign and increased tonnage amounts that require final processing and disposal.

**ATTACHMENT I**





**ATTACHMENT 2**



# HOUSEHOLD HAZARDOUS WASTE

Household hazardous waste cannot be collected curbside.

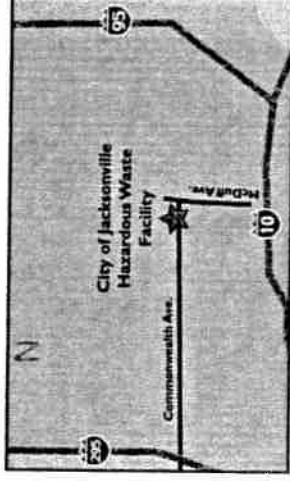
## What

- Acids
- Aerosol Cans
- Ammunition
- Antifreeze
- Diesel Fuel
- Drain Cleaners
- Fertilizer
- Fire Extinguishers
- Fireworks & Flares
- Fluorescent Bulbs
- Gasoline
- Gun Powder
- Kerosene
- Oil & Oil Filters
- Paints, Varnish and Shellac
- Paint Thinner & Stripper
- Pesticides
- Propane Tanks
- Thermometers
- Thermostats
- Batteries (auto & rechargeable; put alkaline batteries in the garbage)
- Chemicals (pool, auto, cleaning, lawn, garden, photographic)



## Where

Take items to the City's Household Hazardous Waste Facility, 2675 Commonwealth Ave. for safe, free disposal. (See Map) For handling of unusual items (explosives, pesticide gas cylinders, etc.) and for additional information, call 387-8847 or 630-4185, extension 238.



## When

Monday-Saturday 8:30 a.m. to 4 p.m.

## Mobile Household Hazardous Waste Collections

Log on to [www.coj.net](http://www.coj.net) or call 630-CITY (630-2489) for dates and neighborhood locations for mobile collection events.

## WARNING

Motor oil is prohibited by law in landfills. Bring used motor oil to the Household Hazardous Waste Facility or check the Yellow Pages for retailers that accept motor oil for recycling.

**JTA**

**June 5, 2014**



# STREET-SIDE GUIDELINES

## 2.15 Bus Stops and Railroad Crossings

### Purpose

Maintaining the recommended stop spacing is often difficult due to the presence of impediments like railway crossings. At the same time, it is important that transit facilities do not become hazards for pedestrians, bicyclists, and non-transit vehicles. The following guidelines address the limitations of potential locations for bus stops at railway crossings. Requirements related to minimum distances for transit facilities, sight distances, and clear zone requirements are also included.

### Location Factors

When possible, it is recommended to place bus stops on the near side of a railroad crossing to avoid creating a queue that would conflict with the crossing. Near-side bus stops shall be located so that railroad warning signs are not obstructed by a stopped bus. The stopping sight distance for a bus stop near a railway crossing is shown in Figure 2.21 and Table 2.12.

### Design Factors

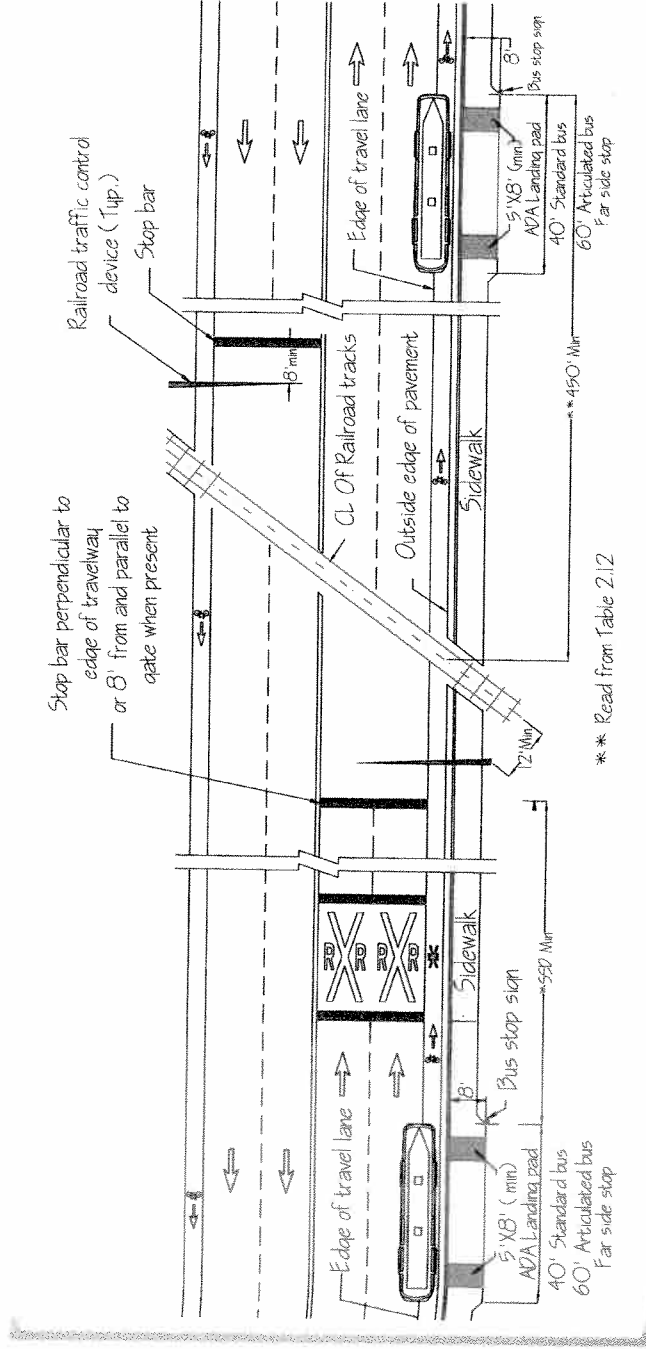
See Indices 17346 and 17882, FDOT's *Design Standards* for railroad marking and sign details.<sup>16</sup> For near-side or far-side bus bays, provide a minimum of 50 feet to the nearest rail line.<sup>16</sup> For ADA landing pad requirements, see Chapter 1.4.

**Table 2.12** | Near-side bus stop placement at railway crossings.

Near-Side Bus Stop Placement	
Design Speed (mph)	*AASHTO Stopping Sight Distance (SSD) (FT)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

\* Minimum value calculated based on providing appropriate stopping sight distance to railroad crossing. Distances should be verified based on the specific design conditions of each crossing.

Source: Florida Department of Transportation District 4, (2007) *Transit facilities guidelines*.



**Figure 2.21** | Bus stop and railway crossing.

## FOLLOWUP FROM BLIGHT BUS TOUR

DATE	ISSUES OR CONCERNS	TARGET RESOLUTION DATE	ASSIGNED PROCESS OWNER	RESOLUTION
5/22/2014	1st & Franklin St.-remove bench	Pending	JTA	Bench will be removed.
5/22/2014	1st & Florida Ave.-bus stop sign is leaning.	5/30/2014	JTA	The sign has been re-installed properly.
5/22/2014	Kings Road-across from Family Dollar at Myrtle Ave.-bench too close to road.	5/30/2014	JTA	The vendor moved the bench.
5/22/2014	Kings Road-before you get to Sunoco Station at Barnett St. (w/b) bench too close to sidewalk.	5/30/2014	JTA	The vendor moved the bench.
5/22/2014	Spires St. (w/b)-bench needs to be removed.	Pending	JTA	The bench will be removed.
5/22/2014	Flag St. (e/b)-bus shelter with old pole that needs to be replaced or removed.	6/4/2014	JTA	Pole was removed.
5/22/2014	Division St. approaching Kings Road-bench on city property needs to be removed.	6/4/2014	JTA	Bench was relocated from proper distance from c
5/22/2014	Division St. (n/b) before 20th St.-shelter with no trash can.	6/4/2014	JTA	Trash can installed.
5/22/2014	Should a bus stop be near a railroad crossing.		JTA	The stopping distance for a bus stop near a railwa speed of the road (see attachment from FDOT De
5/22/2014	JCCI bus benches/shelters are in need of repair and backed away from street.		Pilgrim Corp.	Staff will request inventory assessment and impro leased bench vendor.
5/22/2014	Is there a requirement on how far a bus stop should be from a specific sidewalk or house?		JTA	Shelter should be 5' from curb. Shelter and bench way, not on private property, but should not block
5/22/2014	Corrections to Ad Hoc Committee on Jacksonville Neighborhood Blight May 22, 2014 Minutes, paragraph one, (additional items of interest/observations were: bus stop shelters downtown are cleaned once a week).		JTA	Bus shelters downtown are cleaned twice a day, f



Introduced by xxxxx:

**ORDINANCE 2014-XXX**

AN ORDINANCE CONCERNING CAR WASH FACILITIES IN  
CERTAIN COMMERCIAL AND INDUSTRIAL ZONING  
DISTRICTS; AMENDING CHAPTER 656 (ZONING CODE),  
PART 3 (SCHEDULE OF DISTRICT REGULATIONS),  
SUBPART C (COMMERCIAL USE CATEGORIES AND  
ZONING DISTRICTS), SECTION 656.313  
(COMMUNITY/GENERAL COMMERCIAL CATEGORY),  
ORDINANCE CODE TO ADD AUTOMATED CAR WASH  
FACILITIES BY RIGHT AND MANUAL CAR WASHES BY  
EXCEPTION TO THE LIST OF USES IN THE CCG-1  
ZONING DISTRICT; TO REMOVE CAR WASH BY  
EXCEPTION FROM THE LIST OF USES IN THE CCG-1  
ZONING DISTRICT; TO ADD AUTOMATED CAR WASH  
FACILITIES AND AUTO LAUNDRY FACILITIES BY  
RIGHT AND MANUAL CAR WASHES BY EXCEPTION TO  
THE LIST OF USES IN THE CCG-2 ZONING DISTRICT;  
TO REMOVE CAR WASH FROM THE LIST OF USES IN  
THE CCG-2 ZONING DISTRICT; AMENDING SUBPART D  
(INDUSTRIAL USE CATEGORIES AND ZONING  
DISTRICTS), SECTION 656.322 (LIGHT INDUSTRIAL  
CATEGORY), ORDINANCE CODE TO ADD AUTOMATED CAR  
WASH FACILITIES AND AUTO LAUNDRY FACILITIES BY  
RIGHT AND MANUAL CAR WASHES BY EXCEPTION TO  
THE LIST OF USES IN THE IL ZONING DISTRICT; TO  
REMOVE CAR WASH FROM THE LIST OF USES IN THE  
IL ZONING DISTRICT; AMENDING SUBPART D

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1 (INDUSTRIAL USE CATEGORIES AND ZONING  
2 DISTRICTS), SECTION 656.323 (HEAVY INDUSTRIAL  
3 CATEGORY), ORDINANCE CODE TO ADD AUTOMATED CAR  
4 WASH FACILITIES AND AUTO LAUNDRY FACILITIES BY  
5 RIGHT AND MANUAL CAR WASHES BY EXCEPTION TO  
6 THE LIST OF USES IN THE IH ZONING DISTRICT;  
7 AND AMENDING PART 16 (DEFINITIONS), SECTION  
8 656.1601 (DEFINITIONS), ORDINANCE CODE TO  
9 CREATE DEFINITIONS FOR AUTO LAUNDRY, AUTOMATED  
10 CAR WASH, AND MANUAL CAR WASH, PROVIDING AN  
11 EFFECTIVE DATE.  
12

13 **BE IT ORDAINED** by the Council of the City of Jacksonville:

14  
15 **Section 1.** Section 656.313 (Community/General Commercial  
16 Category), Ordinance Code amended. Section 656.313  
17 (Community/General Category); Subpart C (Commercial Use Categories  
18 and Zoning Districts); Part 3 (Schedule of District Regulations);  
19 Chapter 656 (Zoning Code); Ordinance Code, is hereby amended as  
20 follows:

21 **CHAPTER 656**

22 **ZONING CODE**

23 \* \* \*

24 **PART 3**

25 **SCHEDULE OF DISTRICT REGULATIONS**

26 \* \* \*

27 **SUBPART C**

28 **COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS**

29 \* \* \*

30 **Sec. 656.313. Community/General Commercial Category.**

31 \* \* \*

1 IV. Commercial Community/General-1 (CCG-1) District.

2 \* \* \*

3 (a) Permitted uses and structures.

4 \* \* \*

5 (24) Automated car washes meeting the performance  
6 standards and development criteria set forth in Part  
7 4.

8 \* \* \*

9 (c) Permissible uses by exception.

10 \* \* \*

11 (7) Car wash of auto laundry Auto laundry or manual car  
12 wash.

13 \* \* \*

14 V. Commercial Community/General-2 (CCG-2) District.

15 \* \* \*

16 (a) Permitted uses and structures.

17 \* \* \*

18 (3) Service stations, truck stops, car wash, automated  
19 car washes meeting the performance standards and  
20 development criteria set forth in Part 4, auto  
21 laundry, major automotive repair, car or truck  
22 rental, restaurants, laundromat or dry cleaners,  
23 veterinarians, animal boarding kennels meeting the  
24 performance standards and development criteria set  
25 forth in Part 4, pest control, carpenter or cabinet  
26 shops, home equipment rentals, job printing or  
27 newspapers, radio or television offices and studios,  
28 blood donor stations and similar uses.

29 \* \* \*

30 (c) Permissible uses by exception.

31 \* \* \*

1 (14) Manual car wash.

2 \* \* \*

3 **SUBPART D**

4 **INDUSTRIAL USE CATEGORIES AND ZONING DISTRICTS**

5 \* \* \*

6 **Sec. 656.322. Light Industrial Category.**

7 \* \* \*

8 II. Industrial Light (IL) District.

9 \* \* \*

10 (a) Permitted uses and structures.

11 \* \* \*

12 (7) Automobile service stations, major repair garages,  
13 car wash auto laundry and automated car washes  
14 meeting the performance standards and development  
15 criteria set forth in Part 4.

16 \* \* \*

17 (c) Permissible uses by exception.

18 \* \* \*

19 (9) Manual car wash.

20  
21 **Sec. 656.323. Heavy Industrial Light Category.**

22 \* \* \*

23 II. Industrial Heavy (IH) District.

24 \* \* \*

25 (a) Permitted uses and structures.

26 \* \* \*

27 (4) Automobile service stations, major repair or service  
28 garages, truck stops, auto laundry and automated car  
29 washes meeting the performance standards and  
30 development criteria set forth in Part 4, and  
31 similar uses.