

First Draft -Proposed text amendment

OLD DEFINITIONS:

~~Rock, Sand and Gravel Storage and Distribution~~

~~The outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.~~

~~Storage, Accessory (Outdoor)~~ **change within Storage, Production and Sales (outdoor)**

~~The ancillary use of a lot for storage located outdoors.~~

~~Storage and Display (Outdoor)~~ **change within Storage, Production and Sales (outdoor)**

~~The use of a lot for storage or public display of products.~~

~~Storage (Outdoor)~~ **change within Storage, Production and Sales (outdoor)**

~~The use of open areas of the lot for the storage of items used for nonretail or industrial trade, the storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials. Outdoor storage shall also include contractors' yards and salvage or recycling areas.~~

~~Storage, Public (Outdoor)~~ **change within storage, residential private (outdoor)**

~~The use of open areas of the lot for the storage of private personal property including recreational vehicles, automobiles and other personal equipment. This use category does not include or allow the storage of junk as defined in section 21A.40.140 of this title.~~

MODIFIED DEFINITIONS:

Bulk Material Storage and Distribution

Storage and/or sale of bulk materials that are loose, unwrapped, non-parceled, or unbundled, such as rock, sand, gravel, and other building materials and necessary loading equipment.

Storage, Self (Commercial Rental)

A retail service establishment providing off-site storage space to residents and businesses, offering convenience storage outdoors and limited warehousing services primarily for personal effects and household goods within enclosed structures having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity.

NEW DEFINITIONS AND PROVISIONS:

Definition for Storage, Production, and Sales (Outdoor):

The outside storage of merchandise inventory materials, including equipment, fleet vehicles, recreational vehicles, large trucks, boats, and other utility or business equipment, is subject to provisions for outdoor storage. Outdoor product display may be permitted. This use permits the storage of materials unless listed separately within section 21A.62. This use category does not allow the storage of junk as defined in section 21A.40.140 of this title.

****Commercial zones**

Land Use Provisions for Storage, Production and Sales (outdoor):

In commercial, mixed use and light manufacturing zoning districts, outdoor storage uses shall comply with the following limitations:

A. Shall only be permitted following approval of a site development plan illustrating the extent of the permitted area for limited outdoor storage and compliance with these limitations.

B. Stored materials and products shall not be more than 12 feet in height.

C. Shall be fully screened from view from adjacent Residential Zone Districts and public right-of-ways by a 100% visually opaque fence or wall, as permitted in 21A.40.120.

D. The location of the outdoor storage is subject to the following conditions:

1. Shall be located at least 15 feet from any public right-of-way and any abutting Residential Zone District;

2. Shall be located behind the Primary Street-facing façade of a Primary Structure if there is a structure on the same lot;

3. May be located to the side of a building, provided it is not located within the required corner side street yard.

E. Vehicles awaiting repair may be stored for up to 14 days within the required fenced outdoor storage area.

F. Shopping cart storage areas located within a surface parking lot for the convenience of the primary land use's customers are exempt from the location and screening standards in Section D above.

G. No materials or waste shall be deposited upon a lot in such form or manner that they may be transferred off the zone lot by natural causes or forces.

H. All materials or waste that may cause fumes or dust, constitute a fire hazard, or may be edible by or otherwise attractive to rodents or insects shall be stored outdoors only in closed containers.

****Provisions for commercial zones**

Definition for Storage, Residential Private (Outdoor):

The outdoor storage of equipment and materials permitted as an accessory to the principal residential use of the property includes, but is not limited to, lawn furniture, lawn care equipment, gardening supplies, pool equipment, bicycles, children's toys, firewood, recreational vehicles, automobiles or food preparation equipment intended for outdoor use. This use category does not allow the storage of junk as defined in section 21A.40.140 of this title.

**** For Residential zones**

Land Use Provisions for Storage, Residential Private (Outdoor):

Any Residential Outdoor Storage shall comply with the following standards:

- A. The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances), is prohibited per ordinance 21A.40.140. For storage of vehicles, see 21A.40.140. Junk Vehicles and Materials.
- B. Heavy tools, equipment, and supplies typically used for commercial construction, such as backhoes, excavators, and stockpiles of brick, gravel, or lumber, shall not be stored outdoors except when used in connection with on-site construction and only for the duration of the on-site construction.
- C. No outdoor storage shall occur between the front lot line and the front building line of the façade of the principal structure.

****Provisions for Residential zones**

21A.44.090 Modification To Parking Areas:

4. Vehicle and Equipment Storage ~~Without Hard Surfacing:~~
 - a. If the property is located in a CG, M-1, M-1A, M-2, M-1A, or EI zoning district, the area where vehicles and equipment will be stored will require the storage area surface to be compacted with 6 inches of road base or other similar material, approved by the Transportation Director or their designee, with dust control measures in place. All drive aisles must be paved with permanent hard surfacing.
 - b. ~~The lot is used for long term vehicle storage, not for regular parking and/or maneuvering.~~
 - c. ~~The storage areas are not located within any required front yard or corner side yard.~~
 - d. ~~The storage area surface is compacted with 6 inches of road base or other similar material with dust control measures in place. Drive aisles must be paved with hard surfacing.~~
 - e. A mechanism, such as a wash bay, gravel guard, or rumble strip, is used to remove mud, sand, dirt, and gravel from the vehicle with a minimum of fifty (50) feet of paved driveway between the mechanism and a public street. The mechanism used is subject to approval by the transportation director or designee, provided it is a commonly used device that is effective at removing debris from vehicle tires. (Ord. 3-25, 2025; Ord. 67-22, 2022)