

17.04.041 – Tires, Tire Stores and Tire Repair Facilities.

The following standards are established to regulate the land uses and structures engaging in the sales, storage, or installation of Tires in the City of Beaumont. In order to protect the health and welfare of those persons living, working, or visiting the City of Beaumont, the sales, storage or installation of tires shall be regulated and monitored according to standards established herein and by the standards implemented by the appropriate City Departments.

A. *Display.* Outdoor display of merchandise, goods or materials for marketing or advertising purposes must be reviewed and approved through the Plot Plan process as identified in the Beaumont Municipal Code Chapter 17.02.070 Plot Plans. This could be an Administrative Plot Plan for an existing business or structure or a Plot Plan for approval by the Planning Commission for new construction. In addition to any site-specific conditions, outdoor display of merchandise, goods or materials shall only occur during a business's hours of operation and shall be limited to a maximum of four (4) items including tires and other related display items.

B. *Tire Storage.* Storage of tires must be reviewed and approved through the Plot Plan process as identified in the Beaumont Municipal Code Chapter 17.02.070 Plot Plans. This could be an Administrative Plot Plan for an existing business or structure or a Plot Plan for approval by the Planning Commission for new construction. In addition to any site-specific conditions the following is required:

1. All outdoor storage must be covered on a minimum of three sides, one of which must be the top and screened from public view.
2. Any proposed use must comply with the California Regional Water Quality Control Board and the requirements specified in the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit.
3. Water supply and hydrant requirements as specified in the adopted Fire Code must be met.
4. Both indoor and outdoor storage of tires and related materials and equipment, must meet all Building and Safety and Fire Department standards and requirements.

C. *Incidental Use.* Outdoor storage of tires, related equipment or materials must be incidental to a primary use and shall not exceed 20% of the total lot area.

D. *Structures.* Structures utilized for storage of materials must meet all Building and Safety and Fire standards, shall be complimentary to the primary structure and meet the aesthetic intent of the area in which the business is located.

E. *Definitions.* Tires, Tire Store and Tire Repair referenced herein are as defined in Chapter 17.14.030 "Definitions" of the Beaumont Municipal Code.