

Sec. 8.12 – OUTDOOR SALES, DISPLAY, AND STORAGE STANDARDS

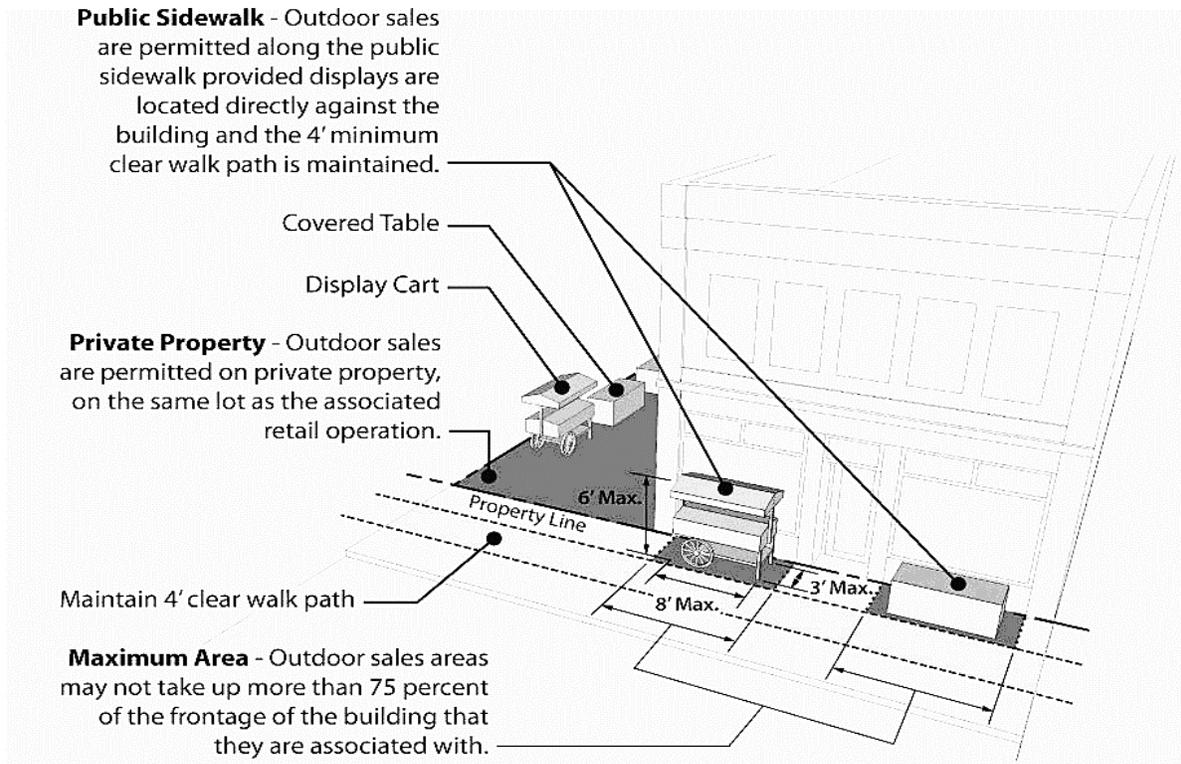
- 1) GENERAL PROVISIONS. The following shall apply to all districts whether the use is permitted, Special Exception, accessory, or temporary:
 - a) Approved and documented permanent outdoor sales, display, and storage areas shall be permitted accessory uses, tied to the primary use.
 - b) Outdoor sales, display, and storage shall not be located in any setbacks, easements, right-of-way, or off-street parking or loading areas.
 - i) Motor vehicle sales and display may be permitted in off-street parking areas.
 - c) Lighting shall comply with *Section 7.12 – Outdoor Lighting*.
- 2) Outdoor sales, display, and storage shall be located behind the front or exterior wall of the main building facing any street and shall comply with all lot requirements of this ordinance and with intersection visibility standards as set forth in *Section 7.04 – Sight Visibility*.

Table 8.4: Open Storage by District and Location	
Base District	Permissibility of Open Storage
Central Business District (CBD), Mixed Use (MXU), and Light Commercial (C-1)	All storage must be within an enclosed building except as specified for accessory outdoor display (limited to garden centers, plant nurseries, and lumber supply areas for home centers). Accessory outdoor display is subject to screening standards and to review and approval of a Special Use Permit.
Office, Medical Institutional (OMI), All Residential (R-1, R-2, R-3, MF-1, MF-2)	All storage, except as specified in this section, must be within an enclosed building, carport, or loading area.
Commercial, Medium Density (C-2) and Light Industrial (I-1)	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.
Heavy Industrial (I-2)	Permitted anywhere on a lot, subject to the standards of this Section.

- 3) SALES AND DISPLAY AREAS. Outdoor sales and display areas in compliance with the following requirements may be permitted in association with retail commercial uses.
 - a) All outdoor sales and display areas, regardless of size, shall be hard-surfaced, dust-free pavement and take into consideration soil conditions and traffic loading. Pervious pavements and pavers including durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads shall also be considered. Sales and display areas shall be of concrete, asphaltic pavement, or other

- permanent paving material and shall be maintained in good condition.
- b) The max area for outdoor sales and display shall not exceed ten (10%) percent of the primary structure or primary tenant space.
 - c) Every approved permanent outdoor sales and display area shall be in close proximity to the facade of the primary structure.
 - d) Screening shall be provided for outdoor sales and display area that are greater than five-hundred (500) square feet in size to reduce visibility of the outdoor sales and displays from the parking lot and primary roadways by installing a minimum twenty-four (24) inch opaque wall constructed from the same building material as the primary structure, and integrated into the design of the primary structure. The wall may be topped with a transparent fence.
 - e) Outdoor sale and display of merchandise within an area of five-hundred (500) square feet or less shall not block handicapped parking areas, parking lot access aisles, and shall maintain a forty- eight (48) inch clearance on all sidewalks.
 - f) A Type 1 landscaped buffer yard as described in *Table 7.8: Applicable Buffer Yard Types* and *Table 7.9: Buffer Yard Types Description* may also be used. Plant material may be clustered for better view of displays.

Figure 8.1: Outdoor Sales Areas



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- 4) OUTDOOR STORAGE. Outdoor storage, in compliance with the requirements of this section is a permitted use and shall be considered primary or accessory to the principal use.
- a) General Standards that are applicable to all outdoor storage.
 - i) Screening. Outdoor storage of the types described below shall be screened with an opaque fence, split face block wall, continuous evergreen screen, or a combination of the three. The screen must measure a minimum of seven (7) feet in height. The fences or walls shall be compatible with or constructed from the same building material as the primary structure, and integrated into the design of the primary structure.
 - ii) Primary. Outdoor storage shall be permitted as a primary part of a permitted use in the I-1 and I-2 zoning districts. A building must be present on the lot and utilized by the business that has the outdoor storage.
 - iii) Accessory. Outdoor storage is accessory to a permitted principal use in all nonresidential districts when it does not exceed the greater of twenty-five (25%) of the building footprint or six hundred (600) square feet. All outdoor storage areas shall be paved.
 - iv) All outdoor storage areas shall be paved. Construction equipment and farm equipment rental, and heavy equipment dealership uses are exempt from paving, but shall install gravel in all exterior equipment display and/or storage areas
 - b) Bulk Storage.
 - i) In any district in which bulk storage is permitted, structures, buildings, or aboveground tanks used for bulk storage of flammable or explosive liquids, gases, or other materials, shall be located no closer than fifty (50) feet to the property line.
 - ii) Additional information regarding evidence of safety measures may be required in order to determine the public safety therein.
- 5) VEHICLE DISPLAY AND SALES. Motor vehicle dealerships shall be exempt from *Subsection 8.13(2-3)*. the following regulations shall apply:
- a) Perimeter Landscaping
 - i) Any combination of materials selected from the landscape Materials Categories listed in *Table 7.10: Unit Value of Landscaping Material* which equals or exceeds a unit value of two-point- five (2.5) for each one-hundred (100) linear feet, along any exterior roadway, provided that at least fifty (50%) percent of the unit value shall be derived from Deciduous Shade trees (overstory) or

- Deciduous ornamental trees (understory).
- ii) Any combination of materials selected from the landscape Materials Categories listed in *Table 7.10: Unit Value of Landscaping Material* which equals or exceeds a unit value of 6 for each one-hundred (100) linear feet, along any property that is zoned or used as residential, provided that at least fifty (50%) percent of the unit value shall be derived from evergreen trees and Shrubs or earthen Mounds.
 - b) Preparation, Repair, and Maintenance. The outdoor display, storage and parking of vehicles for sale shall be allowed, provided that all preparation, repair and maintenance of the vehicles shall be enclosed.
 - i) Special Lot Standards:
 - (1) Minimum Front Setback: twenty-five (25) feet
 - (2) Minimum Side Setback: ten (10) feet
 - (3) Minimum Rear Setback: fifteen (15) feet
 - c) All outdoor sales and display areas, regardless of size, shall be hard-surfaced. Pavement type and thickness shall be approved by the City Engineer, taking into consideration soil conditions and traffic loading. Pavers may also be used if approved by the City Engineer. Pavers shall include durable materials, suitable for parking such as cobblestones, brick, concrete formed blocks or cut stone, the system of which is specifically installed and designed for vehicular loads. Sales and display areas shall be of concrete, asphaltic pavement, or other permanent paving material and shall be maintained in good condition.
 - d) No outdoor storage shall occur within any setback, easement, or right-of-way.
 - 6) MODIFICATION. The Planning & Zoning Commission, Zoning Board of Appeals and City Council shall have the authority to modify any of the requirements of this section in accordance with *Subsection 2.02(9)(a) ix*.