

(1) Regulations:

- (a) All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of eight feet in height and shall be designed to completely screen all stored materials from view from nonindustrialized areas at an elevation of five feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of 0.80.
 - Property is fenced properly and screened as required
 - (b) The storage of items shall not be permitted in permanently protected green space areas (see § 550-97).
 - N/A
 - (c) The storage of items shall not be permitted in required frontage landscaping or bufferyard areas.
 - In compliance
 - (d) In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of § 550-107. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present.
 - In compliance with non-reduction of parking stalls provided
 - (e) Storage areas shall be separated from any vehicular parking or circulation area by a minimum of 10 feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence or line of planters, or by a clearly marked paved area.
 - Storage is separated per plan
 - (f) Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts.
 - Materials stored will not interfere with traffic
 - (g) Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use.
 - GO Riteway complies
 - (h) Facility shall provide a bufferyard with a minimum opacity of 0.60 along all property borders abutting residentially zoned property (see § 550-99).
 - In compliance
 - (i) All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property.
 - Setbacks are met
- (2) Parking requirements. One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift. - Complete and in compliance