

- a. The use shall be designed to ensure proper functioning of the on-site transportation circulation system.
- b. A type C perimeter buffer shall be provided along all perimeters of the site.

**G. MANUFACTURING, ASSEMBLY, OR FABRICATION, LIGHT**

**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUID	PCD	PD-TO	LAC	PD-1	
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**2. Definition**

A light manufacturing, assembly, or fabrication use is an establishment primarily engaged in manufacturing uses that involve the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. This use type does not include other manufacturing uses specifically listed in the principal use tables. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; computer design and development; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2013-37, passed 1-22-13; Am. Ord. 2013-73, passed 7-23-13; Am. Ord. 2014-16, passed 1-28-14; Am. Ord. 2016-48, passed 3-8-16; Am. Ord. 2019-10, passed 11-13-18)

**155.4228. INDUSTRIAL: WAREHOUSING AND FREIGHT MOVEMENT USES**

**A. OUTDOOR STORAGE (AS A PRINCIPAL USE)**

**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUID	PCD	PD-TO	LAC	PD-1	
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**2. Definition**

Outdoor storage as a principal use is the keeping, in an area that is not totally and permanently enclosed, of any finished goods, material, merchandise, boats, or vehicles in the same place for more than 24 hours, where

such storage is the principal use of a lot. This use does not include a junkyard or salvage facility or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

### 3. Standards

Outdoor storage as a principal use shall comply the following standards:

- a. Perimeter buffer and screening standards
  - i. The area(s) used for outdoor storage shall be fully enclosed with a fence or masonry wall no less than eight feet high in accordance with Section 155.5302, Fences and Walls. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.
  - ii. Perimeter buffers in accordance with Section 155.5203.F, Perimeter Buffers, shall be provided between the outdoor storage area(s) and the site's boundaries, with a type C buffer provided between an outdoor storage area and the front lot line, a type B buffer provided between an outdoor storage area and any side or rear lot line adjoining a street, and a type A buffer provided between an outdoor storage area and any other side or rear lot line.
    - (A) Existing properties. Lawfully existing outdoor storage established prior to 1999, or lawfully existing outdoor storage established prior to annexation without a landscape plan approved on record shall comply with the perimeter buffer and screening standards of this section. Submission and approval of a landscape plan shall be required for compliance with this section. Upon compliance said outdoor storage facility shall be deemed a lawfully existing special exception use:
      - (1) A fully-opaque fence may be substituted for the wall where required.
      - (2) Any lot on public record prior to June 25, 1991, that is 100 feet or less in width may provide a five-foot wide perimeter buffer between an outdoor storage area and an interior side or street side lot line.
      - (3) Buffer and screening standards shall not apply to a property line abutting an active railroad siding servicing the property.
      - (4) Street trees shall be provided as required by the landscape ordinance.
- b. Any repair of equipment shall be conducted on a paved surface or within an enclosed building.
- c. All areas used for outdoor storage shall have a surface that avoids dust and safeguard groundwater.
- d. If the outdoor storage area is covered, the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

- e. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground.
- f. Materials shall not be stored higher than the height of the screening.

**B. TRUCK OR FREIGHT TERMINAL**

**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
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**2. Definition**

A truck or freight terminal is a use where buses, trucks, and cargo are stored, where loading and unloading is carried on regularly, and where minor maintenance of these types of vehicles is performed.

**3. Standards**

A truck or freight terminal shall comply with the following standards:

- a. A type B perimeter buffer shall be provided along all perimeters of the site except where a type C perimeter buffer is required by Section 155.5203.F, Perimeter Buffers.
- b. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

**C. WAREHOUSE, DISTRIBUTION AND STORAGE**

**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1
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**2. Definition**

A distribution and storage warehouse is a facility primarily engaged in the distribution and/or storage of manufactured products, supplies, and equipment involving heavy truck and/or freight rail traffic. This use does not include the bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

**3. Standards**

A distribution and storage warehouse shall comply with the following standards:

- a. In the Heavy Business (B-4) District, a distribution and storage warehouse shall be limited to a facility that provides limited and local distribution of merchandise and bulk goods and which primarily utilizes cube variety trucks to distribute goods.
- b. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

**D. JUNKYARD OR SALVAGE YARD**

**1. Districts Where Permitted**

RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUd	PCD	PD-TO	LAC	PD-1
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**2. Definition**

A junkyard or salvage yard is a building, structure, or parcel of land, or portion thereof, used for the collection, storage and sale of paper, rags, scrap metal, bottles, or discarded material. Where such materials are a by-product of a permitted use, such activity shall be considered outdoor storage and must comply fully with all applicable provisions.

**3. Standards**

A junkyard or salvage yard shall comply with the following standards:

- a. The facility shall be located on a site with an area of at least one acre;
- b. A type C perimeter buffer shall be provided around all perimeters of the site;
- c. A lot containing a junkyard shall be located at least 1,000 feet, as measured by airline distance from property line to property line, from a lot containing another junkyard or an Outdoor Waste-Related Service Use;
- d. Access to the property shall be via a paved public right-of-way with a minimum width of 60 feet; and
- e. Access to the property shall be controlled through the use of a fence, wall, gate, or other suitable device to prevent unregulated dumping.

(Ord. 2012-64, passed 9-11-12; Am. Ord. 2013-37, passed 1-22-13; Am. Ord. 2013-73, passed 7-23-13; Am. Ord. 2014-16, passed 1-28-14; Am. Ord. 2019-59, passed 4-23-19)