

Staff Report

File # LN-647

TO: Planning and Zoning Board

VIA: David L. Recor, ICMA-CM, Director of Development Services

FROM: Lauren Gratzner, Senior Planner
Max Wemyss, Principal Planner

SUBJECT: Text Amendments to Chapter 155, Zoning Code
Article 4 – Outdoor Activity & Uses

DATE: August 27, 2024

The Development Services Department has prepared a text amendment to Chapter 155, which clarifies several Uses related to Outdoor Activity in Article 4. The City's Zoning Code explicitly prohibits any "use" not within a totally and permanently enclosed building; however, several uses are permitted where the definition implies that some activity will be performed outside of the building. These amendments distinguish between activities performed outside of a building during business hours and outdoor storage.

Outdoor storage is listed as a separate principal and accessory use. There may be multiple principal uses on a property. When a reference to outdoor storage is made in the definition of a use or outdoor storage is implied in the name, there has been confusion when the districts where permitted do not allow for outdoor storage. These changes aspire to clarify that certain principal uses include outdoor storage as part of the normal operations, but do not require the same perimeter buffer requirements as outdoor storage as a principal use.

In addition to the clarification of outdoor storage/activity, this text amendment creates a new automotive use for vinyl wrapping and tinting facilities as well as clarifies that retail showrooms are permitted within retail establishments.

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Chapter 155, Article 4, Part 2

§ 155.4201. GENERAL

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B. Standards Applicable to all Uses

The following use standards shall be applicable to all uses:

1. All uses shall be totally and permanently enclosed within a building, unless otherwise expressly permitted by the use-specific standards.

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155.4208.F. Government Maintenance, Storage, or Distribution Facility

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2. Definition

A government maintenance, storage, or distribution facility is a facility housing government shops, maintenance and repair centers, equipment, and outdoor storage yards.

3. Standards

- a. Outdoor storage yards shall comply with the relevant use-specific standards: Outdoor Storage (as a Principal Use) or Outdoor Storage (as an accessory use).

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0:20mmy 2005 (code rewrite) (code amendments) (Article 4) (uses and use standards) (Outdoor Storage) (staff report) (06/06/2005)

155.4215. COMMERCIAL: BOAT AND MARINE SALES AND SERVICE USES

A. Standards Applicable to Boat and Marine Sales, and Service, and Storage Uses

1. Boat and Marine Sales and Service uses that include service, repair, installation, and/or maintenance shall comply with the following standards:

- a. If located in the Heavy Business (B-4) Zoning District, no service, repair, installation, and/or maintenance shall be made except within garages or other buildings designed for these purposes;
- b. In all other districts where permitted, if service, repair, installation and/or maintenance is performed outside of a fully enclosed structure, 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;
- c. The use shall be designed so that the front façade is in compliance with Section [155.5602.C.Z](#), Fenestration/Transparency.
- d. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- e. No operation associated with the use shall occur in a manner that impedes the normal free flow of vehicular or pedestrian traffic on adjacent right-of-ways.
- f. All boats shall be maintained in a condition that they may be moved under either under their own power or upon a trailer at any time except when the boat is under repair in garages, body shops, or other buildings.
- g. All trailers shall be maintained in an operable condition, including inflated tires, except when the trailer is under repair in garages, body shops, or other buildings.
- h. Boats, trailers, and equipment shall not be stored as a source of parts.
- i. Boats, trailers, and equipment that are repaired and awaiting removal shall be stored for no more than 30 consecutive days. Boats, trailers, and equipment abandoned by its lawful owner before or during the repair process may remain on site after the 30 day period, provided the owner or operator of the establishment demonstrates steps have been taken to remove the boat and trailer from the premises using the appropriate legal means.

2. Boat Sales and Service uses that include the sale or rental of new or used boats or trailers shall comply with the following standards:

- a. Boat display pads may be located within a perimeter buffer provided they comply with the following standards:
 - i. The use shall not have more than one display pad for every 100 feet of street frontage.
 - ii. The display pads shall not exceed 500 square feet in area and may be elevated up to two feet above adjacent displays or grade level.
- b. No boat or equipment shall be displayed on the top of a building.
- c. Boats and new trailers may be displayed in a vehicular use area provided the parking spaces used for display shall not be eligible for compliance with Minimum Off-Street Parking requirements.
- d. No materials for sale, other than boats or equipment, shall be displayed between the principal structure and the street.

3. Boat or Marine uses that include the storage of boats or trailers, which are not on display for sale or rent, shall comply with the following standards:

a. A type B perimeter buffer shall be provided between the outdoor storage area(s) and the site's boundaries except where a type C perimeter buffer is required by Section 155.5203.F, Perimeter Buffers:

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B. Boat Dry Storage Facility

I. 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
P		P*	P	P*	P								P	P	P	

2. Definition

A boat dry storage facility is a facility used for the on-land storage of boats, other watercraft, and marine equipment. Boat dry storage facilities are distinguished by those where all boat storage occurs within a fully enclosed building and those where it does not.

3. Standards

a. Boat dry storage facilities may store boats both within a fully enclosed building or outdoors, without being classified as Outdoor Storage as defined in Article 9, Part 5 [Terms and Uses Defined]. Screening of this use shall meet the general requirements of section 155.4215.A. Standards Applicable to Boat and Marine Sales, Service, and Storage Uses.

a. b. In a Marina Business-I (M-1) zoning district, all boat storage shall occur within a fully enclosed building.

b. c. *In an Office Industrial Park (OIP) and General Industrial (I-1) zoning district, a boat dry storage facility where all any boat storage does not occur within a fully enclosed building is permitted only as a Special Exception.

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D. Boat or Marine Parts Sales with Installation

I. 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
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-1

P					P	P							P	P	P	P
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2. Definition

A boat or marine parts sales with installation use consists of the on-site sale and subsequent installation of various boat or marine parts and accessories—including, but not limited to, engine parts, electronics, navigation systems, anchors, propellers, steering systems, sailing gear, audio systems, safety and flotation gear, and water sports and fishing gear.

3. Standards

- a. In a Marine Business (M-1) and Marine Industrial (M-2) zoning district, installation may occur within a fully enclosed building or outdoors, without being classified as Outdoor Storage as defined in Article 9, Part 5 [Terms and Uses Defined]. Screening of this outdoor activity shall meet the general requirements of section 155.4215.A. Standards Applicable to Boat and Marine Sales, Service, and Storage Uses.

E. Boat or Marine Repair and Servicing

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
															P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
P		P	P		P								P		P	

2. Definition

A boat or marine repair and servicing use is a business that focuses on the repair or maintenance of boats, marine engines, or marine equipment. Boat repair and servicing uses are distinguished by those where all repair and maintenance activities occur within a fully enclosed building and those where they do not.

F. Boat Sales or Rental

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
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
P		P	P		P								P	P	P	

2. Definition

A boat sales or rental use consists of premises on which new or used boats are displayed for sale, lease, or rental.

3. Standards

a. Sales and rental of boat trailers may be allowed as an accessory use.

b. Boats and/or trailers may be displayed within a fully enclosed building or outdoors, without being classified as Outdoor Storage as defined in Article 9, Part 5 [Terms and Uses Defined]. Screening of this use and the display of inventory shall meet the general requirements of section 155.4215.A. Standards Applicable to Boat and Marine Sales, Service, and Storage Uses.

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K. Marina

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
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
P					P								P	P	P	P

2. Definition

A marina is a harbor, boat basin, or other commercial facility that provides secured moorings and/or docking facilities, supplies, or other services for watercraft, including facilities for storing watercraft in or out of the water. This use type does not include the mooring or docking of watercraft at a private dock associated with a residential unit or on private property where no fee is charged.

3. Standards

a. Boats may be stored within a fully enclosed building or outdoors, without being classified as Outdoor Storage as defined in Article 9, Part 5 [Terms and Uses Defined]. The on-land storage of boats shall meet the general requirements of section 155.4215.A. Standards Applicable to Boat and Marine Sales, Service, and Storage Uses.

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155.4219. COMMERCIAL: MOTOR VEHICLE SALES AND SERVICE USES

A. Standards Applicable to Motor Vehicle Sales, and Service, and Storage Uses

1. Motor Vehicle Sales and Service uses that include service, repair, installation, and/or maintenance shall comply with the following standards:

- a. In all Zoning Districts, no service, repair, installation, and/or maintenance shall be made except within garages or other buildings designed for these purposes.
- b. 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;
- c. The use shall be designed so that the front façade is in compliance with Section [155.5602.C.7](#), Fenestration/Transparency.
- d. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- e. No operation associated with the use shall occur in a manner that impedes the normal free flow of vehicular or pedestrian traffic on adjacent right-of-ways.
- f. All vehicles, trucks, and trailers shall be maintained in a condition that they may be moved under their own power at any time except when the **boat vehicle** is under repair in garages, body shops, or other buildings.
- g. Vehicles, trucks, and trailers shall not be stored as a source of parts.
- h. Vehicles, trucks, and trailers that are repaired and awaiting removal shall be stored for no more than 30 consecutive days. Vehicles, trucks, and trailers abandoned by its lawful owner before or during the repair process may remain on site after the 30 day period, provided the owner or operator of the establishment demonstrates steps have been taken to remove the vehicle, truck, and trailer from the premises using the appropriate legal means.

2. Motor Vehicle Sales and Service uses that include the sale or rental of new or used vehicles, trucks, and trailers shall comply with the following standards:

- a. Vehicle, truck, and trailer display pads may be located within a perimeter buffer provided they comply with the following standards:
 - i. The use shall not have more than one display pad for every 100 feet of street frontage.
 - ii. The display pads shall not exceed 500 square feet in area and may be elevated up to two feet above adjacent displays or grade level.
- b. No vehicle, truck, and trailer shall be displayed on the top of a building.
- c. Vehicles, trucks, and trailers may be displayed in a vehicular use area provided the parking spaces used for display shall not be eligible for compliance with Minimum Off-Street Parking requirements.
- d. No materials for sale, other than vehicles, trucks and trailers, shall be displayed between the principal structure and the street.

3. Motor vehicle uses that include vehicular storage yards, which are not on display for sale or rent, shall comply with the following standards:

- a. A type B perimeter buffer shall be provided between the outdoor storage area(s) and the site's boundaries except where a type C perimeter buffer is required by Section [155.5203.F](#), Perimeter Buffers;

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H. Car Wash or Auto Detailing

I. 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
														S	S

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P										P			

2. Definition

A car wash or auto detailing use is an establishment providing the washing of the exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior cleaning and/or drying may be conducted manually outdoors by vehicle operator or on-site attendants. Interior cleaning and/or drying may be conducted manually by the vehicle operator or on-site attendants.

3. Standards

A car wash or auto detailing use shall comply with the following standards:

a. The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.

b. No overhead doors shall face the front lot line.

c. Each lane shall be covered with a permanent canopy which shall have a maximum clearance height of 14 feet above grade, except where state or federal law requires a higher clearance.

d. Outdoor activity may occur during business hours; such activity shall be limited to the washing, drying and other superficial detailing of the interior/ exterior of the vehicles in accordance with an approved site plan.

e. Screening of this use shall meet the general requirements of section 155.4219.A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses.

f. A drive-through that is incorporated as an essential function of the operation shall be permitted by right as accessory to the principal business. Therefore, this use shall not be subject to the accessory use standards for Drive-Through Services within Code Section 155.4303.I.

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E. Automotive Repair and Maintenance Facility

I. 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
														S	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P										P			

2. Definition

An automotive maintenance facility is an establishment primarily engaged in providing repair and maintenance services for automotive vehicles such as passenger cars, sports utility vehicles, pickup and other light trucks, small vans, and motorcycles. The use includes oil change and lubrication shops (which primarily engage in checking and changing motor oil and lubricating the chassis of automobiles), automotive glass shops (which primarily engage in replacing, and repairing, and/or tinting the windows and other glass in automobiles), and general automotive repair garages or shops (which primarily engage in providing a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, including diagnosing, rebuilding, or reconditioning of engines and other mechanical and electrical systems). This use does not include automotive painting or body shops or establishments primarily engaged in the repair and servicing of large trucks, recreational vehicles, and trailers (which typically have greater impacts on adjacent properties), or tire sales and mounting, muffler/transmission sales and installation, and automotive parts and installation uses (which combine retail sales with installation and servicing of automotive components).

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Q. Taxi or Limousine Service Facility

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
															P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P										P			

2. Definition

A taxi or limousine service facility is a service that offers transportation in passenger automobiles and vans to persons, including those who are handicapped, in return for remuneration. The business may include facilities for servicing, repairing, and fueling the taxicabs or limousines.

3. Standards

a. Fleet vehicles may be stored within a fully enclosed building or outdoors, without being classified as Outdoor Storage as defined in Article 9, Part 5 [Terms and Uses Defined]. Screening shall meet the general requirements for vehicular storage yards within section 155.4219.A. Standards Applicable to Motor Vehicle Sales, Service, and Storage Uses.

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X. Automotive Vinyl Wrapping and Tinting Facility

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
														P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P										P			

2. Definition

An automotive vinyl wrapping and tinting facility is an establishment primarily engaged in providing vehicle wrapping and window tinting services for automotive vehicles such as passenger cars, sports utility vehicles, pickup and other light trucks, small vans, and motorcycles.

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155.4222. COMMERCIAL: RETAIL SALES AND SERVICE USES - RETAIL SALES

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S. Other Retail Sales Establishment

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
												P	P	P	P

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
						P							P	P	P	P

2. Definition

Other retail sales establishments include any establishment primarily engaged in the sale, rental, and incidental servicing of goods or commodities that are generally delivered or provided on the premises to a consumer, and that is not specifically listed in the principal use tables. Examples include, but are not limited to, furniture stores, floor covering stores, window treatment stores, computer and electronics stores, camera stores, optical goods stores, clothing stores, shoe stores, luggage stores, jewelry stores, sporting goods stores, piece goods stores, department stores, florists, office supply stores, gift stores, and pet supply stores. **A retail showroom shall be permitted within any retail sales establishment.**

3. Standards

a. In the B-1 and B-2 zoning districts, such retail sales establishments shall be limited to a total gross floor area of 30,000 square feet.

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155.4226. INDUSTRIAL: INDUSTRIAL SERVICES USES

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D. Fuel Oil or Bottled Gas Distribution

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
															S

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
S		P	P	P	S					S			P			

2. Definition

A fuel oil or bottled gas distribution use is an establishment that distributes fuel oil or bottled gases such as propane or liquid petroleum for compensation.

3. Standards

a. Outdoor Storage – these resources may not be practically stored within a totally and permanently enclosed building. Therefore, the subject materials may be stored outside with an approved site plan and shall comply with the standards for outdoor storage in Section 155.4228.A, Outdoor Storage (as a principal use).

E. Fuel Oil 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-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
		P	P							S			P			

2. Definition

A fuel oil storage use involves the bulk storage of fuel oil or kerosene for heating purposes in aboveground containers.

3. Standards

a. Outdoor Storage – these resources may not be practically stored within a totally and permanently enclosed building. Therefore, the subject materials may be stored outside with an approved site plan and shall comply with the standards for outdoor storage in Section 155.4228.A, Outdoor Storage (as a principal use).

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G. Heavy Equipment Establishments

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-I
		P	P										P			

2. Definition

A heavy equipment establishment is an establishment engaged in the repair, servicing, display, sales, leasing, rental, or storage of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW).

3. Standards

A heavy equipment establishment shall comply with the following standards:

- a. A type C perimeter buffer shall be provided along all perimeters of the site.
- b. Heavy equipment shall not be stored as a source of parts.
- c. All repairs of heavy equipment shall be conducted on a paved surface.
- d. The use shall be designed so that service bays are not visible from an adjoining street.
- e. No heavy equipment displays shall be located within a required yard or perimeter buffer.
- f. The use shall not have more than one heavy equipment display pad for every 100 feet of street frontage. A display pad shall not exceed 750 square feet in area.
- g. No heavy equipment shall be displayed on the top of a building.
- h. All lights and lighting shall be designed and arranged so no source of light is directly visible from any residential district or existing residential use.
- i. Outdoor Storage – this equipment may not be practically stored within a totally and permanently enclosed building or at a height lower than the maximum permitted wall. The large equipment may be stored outside with an approved site plan.

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155.4227. INDUSTRIAL: MANUFACTURING AND PRODUCTION USES

A. Boat Manufacturing

I. 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-I
		P	P	P	P								P			

2. Definition

A boat manufacturing use is a facility primarily engaged in the manufacturing and production of boats, marine engines, or marine equipment.

3. Standards

- a. All manufacturing activities shall occur within a fully enclosed building.

b. Outdoor Storage – A fully assembled boat may not be practically stored within a totally and permanently enclosed building. The storage of the assembled boats, materials, parts, and equipment may be stored outside with an approved site plan. Storage areas shall comply with the applicable use-specific standards for Outdoor Storage in Section 155.4228.A. Outdoor Storage (as a principal use) or 155.4303.W. Outdoor Storage (as an accessory use).

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F. Manufacturing, Assembly, or Fabrication, Heavy

I. 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-I
			P										P			

2. Definition

A heavy manufacturing, assembly, or fabrication use is an establishment primarily engaged in manufacturing uses that include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, ammunition, precision items and other electrical items; and lumber mills, pulp and paper mills, and the manufacture of other wood products.

3. Standards

A heavy manufacturing, assembly, or fabrication use shall comply with the following standards:

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

c. Outdoor Activity – certain manufacturing processes may not be practically conducted within a totally and permanently enclosed building. This business activity and the storage of these materials may be outside with an approved site plan, subject to the discretion of the Development Services Director. Outdoor activity and storage areas shall comply with the applicable use-specific standards for Outdoor Storage in Section 155.4228.A. Outdoor Storage (as a principal use) or 155.4303.W. Outdoor Storage (as an accessory use).

G. Manufacturing, Assembly, or Fabrication, Light

I. 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



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B. Truck or Freight Terminal

I. 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-I
		P	P										P			

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 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.
- The use shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements.
- Automobiles or cargo may be stored within a fully enclosed building or outdoors, without being classified as Outdoor Storage as defined in Article 9, Part 5 [Terms and Uses Defined].

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PART 3 ACCESSORY USES AND STRUCTURES

155.4303. STANDARDS FOR SPECIFIC ACCESSORY USES AND STRUCTURES

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W. Outdoor Storage (as an accessory use)

I. 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
															S

M-1	CR	I-1	I-IX	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TO	LAC	PD-I
A		A	A										A			A

2. Definition

Outdoor storage as an accessory use is the keeping, in an area that is not totally and permanently enclosed on the site of a principal use, of any finished goods, material, merchandise, boats, or vehicles associated with the principal use in the same place for more than 24 hours. This use does not include fleet vehicles associated with an approved business, 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 may be allowed as an accessory use to any commercial or industrial use, subject to the following standards:

a. Perimeter buffer and screening standards

i. A Type B perimeter buffer in accordance with Section [155.5203.F](#), Perimeter Buffers, shall be provided between the outdoor storage area(s) and all property lines.

(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.

(I) The modifications permitted in Section [155.4228.A.3.a.ii.\(A\)](#) may be permitted.

b. The total area of outdoor storage areas shall not exceed 35 percent of the total gross floor area of the building(s) containing the principal use(s) of the lot.

c. Each outdoor storage area shall be incorporated into the overall design of the principal structure on the site, and shall be located to the side or rear of the principal structure, and not on the roof of a structure.

d. Goods stored in an outdoor storage area intended for sale or resale shall be limited to those sold on the premises in conjunction with the principal use.

e. Properties whose outdoor storage consists solely of building materials for sale by the principal business and are located within the Heavy Business (B-4) Zoning District may, as an alternative to the requirements in subsection i. above, provide a six foot high solid concrete wall and solid gate.

f. The height of the materials and equipment stored shall not exceed the height of the screening fence or wall.

...

ARTICLE 9: DEFINITIONS AND INTERPRETATION

...

PART 5 TERMS AND USES DEFINED

...

Automotive Repair and Maintenance Facility

An establishment primarily engaged in providing repair and maintenance services for automotive vehicles such as passenger cars, sports utility vehicles, pickup and other light trucks, small vans, and motorcycles. The use includes oil change and lubrication shops (which primarily engage in checking and changing motor oil and lubricating the chassis of automobiles), automotive glass shops (which primarily engage in replacing, repairing, and/or tinting the windows and other glass in automobiles), and general automotive repair garages or shops (which primarily engage in providing a wide range of mechanical and electrical repair and maintenance services for automotive vehicles, including diagnosing, rebuilding, or reconditioning of engines and other mechanical and electrical systems). This use does not include automotive painting or body shops or establishments primarily engaged in the repair and servicing of large trucks, recreational vehicles, and trailers (which typically have greater impacts on adjacent properties), or tire sales and mounting, muffler/transmission sales and installation, and automotive parts and installation uses (which combine retail sales with installation and servicing of automotive components).

Automotive Vinyl Wrapping and Tinting Facility

An automotive vinyl wrapping and tinting facility is an establishment primarily engaged in providing vehicle wrapping and window tinting services for automotive vehicles such as passenger cars, sports utility vehicles, pickup and other light trucks, small vans, and motorcycles

Automotive Wrecker Service

An establishment operated for the purpose of temporary storage on-site of towed and recovered motor vehicles, including operable, wrecked or inoperable motor vehicles. If an establishment regularly stores inoperable vehicles for more than 90 days, stacks vehicles, or portions of the vehicles are dismantled or removed for sale, it shall be considered a salvage and junkyard.

...

Boat Dry Storage Facility

A facility used for the on-land storage of boats, other watercraft, and marine equipment. ~~This use type is further divided into those facilities where all boat storage occurs within a fully enclosed building and those that where it does not.~~

...

Boat or Marine Repair and Servicing

A business that focuses on the repair or maintenance of boats, marine engines, or marine equipment. ~~This use type is further divided into those facilities where all repair and maintenance activities occur within a fully enclosed building and those that where they do not.~~

...

Car Wash or Auto Detailing

An establishment providing the washing of exterior of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes. Interior cleaning and/or drying may be conducted manually outdoors by vehicle operator or on-site attendants. ~~Interior cleaning and/or drying may be conducted manually by the vehicle operator or on-site attendants.~~

...

Manufacturing, Assembly, or Fabrication, Heavy

An establishment primarily engaged in manufacturing uses that include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, ammunition, precision items and other electrical items; and lumber mills, pulp and paper mills, and the manufacture of other wood products.

Manufacturing, Assembly, or Fabrication, Light

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. Any manufacturing that cannot be practically stored within a totally and permanently enclosed building shall be considered "Manufacturing, Assembly, or Fabrication, Heavy."

...

Other Retail Sales Establishment

Other retail sales establishments include any establishment primarily engaged in the sale, rental, and incidental servicing of goods or commodities that are generally delivered or provided on the premises to a consumer, and that is not specifically listed in the principal use tables. Examples include, but are not limited to, furniture stores, floor covering stores, window treatment stores, computer and electronics stores, camera stores, optical goods stores, clothing stores, shoe stores, luggage stores, jewelry stores, sporting goods stores, piece goods stores, department stores, florists, office supply stores, gift stores, and pet supply stores. A retail showroom shall be permitted within any retail sales establishment.

...

Outdoor Storage

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. This use does not include fleet vehicles associated with an approved business, 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. Outdoor storage may be the principal use of a lot or an accessory use to a principal use of the lot.

APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE

T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT t = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT

-φ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS					USE-SPECIFIC STANDARDS					
		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-I		
PRINCIPAL USES																																						
COMMERCIAL USES																																						
Boat and Marine Sales and Service Uses	Boat dry storage facility																P		P	P	P	P									P	P	P		155.4215.B			
	Boat or marine parts sales without installation														P	P	P					P	P							P	P	P	P	155.4215.C				
	Boat or marine parts sales with installation														P	P	P					P	P							P	P	P	P	155.4215.D				
	Boat or marine repair and servicing															P	P		P	P		P								P		P		155.4215.E				
	Boat sales or rental														P	P	P		P	P		P								P	P	P		155.4215.F				
	Boat towing service															P	P	P					P			P					P	P	P	P	155.4215.G			
	Docking facility, barge																P					P													155.4215.H			
	Docking facility, commercial fishing boat																P					P											P		155.4215.I			
	Docking facility, recreational boat															P	P	P	P				P				P				P	P	P	P	155.4215.J			
	Marina															P	P	P					P									P	P	P	P	155.4215.K		
Yacht club															P	P	P	P					P	P						P	P	P	P	155.4215.L				

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		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-I			
PRINCIPAL USES																																						
COMMERCIAL USES																																						
Eating and Drinking Establishments	Bar or lounge													S	P	P	P				P	P	P		P						P	P	P	P	P	155.4218.A		
	Brewpub													S	P	P	P					P		P							P	P	P	P	P	155.4218.B		
	Hall for Hire													P	P	P	P		P	P	P	P		P	P	P		P	P	P	P	P	P	P	155.4218.C			
	Nightclub														P	P	P							P							P	P	P	P	P	155.4218.D		
	Restaurant													P	P	P	P	S	S	P	P	P	S	P							P	P	P	P	P	155.4218.E		
	Speciality eating or drinking establishment													P	P	P	P		P	P	P	P		P	P	P		P			P	P	P	P	P	155.4218.F		
Motor Vehicle Sales and Service Uses	Automotive painting or body shop																P			P	P										P					155.4219.B		
	Automotive parts sales without installation															P	P			P				P							P	P	P	P		155.4219.C		
	Automotive parts sales with installation															S	P			P	P										P					155.4219.D		
	Automotive repair and maintenance facility															S	P			P	P										P					155.4219.E		
	Automotive wrecker service																P			P	P										P					155.4219.F		

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PRINCIPAL USES																																						
COMMERCIAL USES																																						
Motor Vehicle Sales and Service Uses	Battery exchange station														S	P				P	P										P				155.4219.G			
	Car wash or auto detailing														S	S				P	P										P				155.4219.H			
	Gasoline filling station													P	P	P				P	P	P									P		P		155.4219.I			
	New Automobile and Light Truck sales														P	P				P	P										P				155.4219.J			
	Used Automobile and Light Truck sales with indoor display only															P				P	P										P				155.4219.K			
	Used Automobile and Light Truck sales with outdoor display															S				S	P										S				155.4219.L			
	Automobile and Light Truck rental														P	P				P	P										P				155.4219.M			
	Muffler/transmission sales and installation														S	P				P	P										P				155.4219.N			
	Parking deck or garage (as principal use)														P	P				P	P	P		P		P				P	P	P			155.4219.O			
	Used Luxury Automobile Sales with Indoor/Outdoor Display														P	P				P											P							

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		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-I			
PRINCIPAL USES																																						
COMMERCIAL USES																																						
Motor Vehicle Sales and Service Uses	Parking lot (as principal use)														P	P				P	P	P		P		P			P	P	P	P	P	P	155.4219.P			
	Taxi or limousine service facility																P			P	P										P				155.4219.Q			
	Tire sales and mounting														S	P				P	P										P				155.4219.R			
	Heavy Truck/recreational vehicle/trailer repair and servicing																			P	P										P				155.4219.S			
	Heavy Truck/recreational vehicle/trailer sales																			P	P										P				155.4219.T			
	Heavy Truck/recreational vehicle/trailer rental															S	P				P	P									P				155.4219.U			
	Limited Auto Dealership; Fleet Automobile Sales															S	S				P	P									S				155.4219.V			
	Automotive Vinyl Wrapping and Tinting Facility															P	P				P	P										P				155.4219.X		
Office Uses	Contractor's office																P	P		P	P	P										P	P	P	P	155.4220.A		
	Professional Office							S	S	S	S		P	P	P	P	P			P	P	P								P	P	P	P	P	155.4220.B			
Retail Sales and Service Uses - Personal Services	Art, music, dance studio												P	P	P	P		P						P						P	P	P	P	P	155.4221.A			