

CHAPTER V ZONING, LAND USE AND BUILDING REGULATIONS

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Section 52.49.11. Commercial and Industrial Outdoor Storage.

- A. Outdoor storage in commercial and business park zoning classifications is subject to 'use' standards contained therein.
- B. In commercial and business park districts, the use of facilities such as storage bins, trailers (e.g. semi-trailers, two-wheel trailers, etc), automotive vehicles, roll off dumpsters/carts and the like to store items outside of a permanent structure is strictly prohibited unless completely screened from adjacent properties in the rear yard.
- C. In commercial and business park districts, refuse containers shall be fully enclosed and screened from the view of neighboring property and/or rights-of-way. Refuse containers shall be designed so as to prevent the release of refuse into the surrounding environment (e.g. wind lifting refuse up and out of container). All refuse placed in refuse containers shall be placed within suitable groupings (e.g. bagged, bound, secured) so as to prevent the release of refuse into the surrounding environment.
- D. Except as allowed by district use provisions, outside storage of equipment, materials and inventory for commercial and business park uses shall conform to the following conditions:
 - 1. The area occupied is not within a required front or required side yard.
 - 2. The storage area is totally fenced, fully screened, and/or landscaped according to a plan approved by the Zoning Administrator.
 - 3. The storage area is covered to control dust and storm water drainage with bituminous surfacing, concrete or a comparable substitute approved by the Zoning Administrator who may at his/her discretion refer the item to the Planning Commission and City Council for approval.
 - 4. Maximum impervious surface coverage standards as itemized in the underlying zoning classification apply.
 - 5. All lighting shall be directed away from the public right-of-way and from neighboring residences.

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- E. Outdoor storage is allowed within the I-1 and 1-2 Zoning Districts subject to criteria noted above except storage containers such as storage bins, trailers (e.g. semi-trailers, two-wheel trailers, etc.) roll off dumpsters/carts and the like are permitted.

Amended 6/11/12

Updated 8/29/12