



Article 9. General Development Standards

30-9-5 Outdoor Display and Storage

30-9-5.1 Outdoor Display Areas

A. Applicability

The standards of this section apply to all outdoor display areas except the following:

1. the sale of food, flowers, newspapers, periodicals and similar materials that are not left outdoors overnight; and
2. temporary sales events, such as weekend sidewalk sales (on private sidewalks), seasonal vegetable sales, Christmas tree sales, and sales of customary holiday items.

B. Definitions

1. Class A Outdoor Display

Areas outside of a completely enclosed building or structure used to display goods for sale to the general public that are part of and subordinate to the retail establishment. This includes but is not limited to garden supplies, building supplies, and plants.

2. Class B Outdoor Display

Areas where the majority of the retail space is outdoors and items are for sale to the general public. This includes but is not limited to garden nurseries, vehicles sales and services, manufactured home sales, play equipment sales, and other similar uses.

C. Standards

1. Class A Outdoor Display

Class A Outdoor Display areas may be allowed in association with any retail use following Technical Review Committee review of a site plan illustrating the extent of the proposed area for outdoor display, provided it meets the standards below.

a. Location

- i. Outdoor display areas must be located outside of drive aisles, fire lanes and parking spaces;
- ii. Outdoor display areas are prohibited in required setbacks; and
- iii. Outdoor display areas may not be closer than 5 feet to any public entrance; and

Figure: Outdoor Display Areas



b. Size

- i. Individual items attached to a building wall surface may not exceed 8 feet in height above grade. Stacked items may not exceed 7 feet in height above grade, provided that this height limit does not apply to items stored on racks or shelves; and
- ii. Outdoor display areas may not exceed 15% of the gross floor area of the uses they serve. Additionally, in the case of a shopping center, the gross floor area includes the entire floor area, meaning the total amount of outdoor display area for all the in-line tenants combined may not exceed 15% of the aggregate gross floor area.

2. Class B Outdoor Display

Class B outdoor display is allowed only in the C-L, C-M, C-H, CB, LI, and HI zoning districts following Technical Review Committee review of a site plan illustrating the extent of the proposed area for outdoor display and compliance with the following standards. Also, this standard applies to all commercial uses in PUDs.

a. Location

Outdoor display areas must be located outside of drive aisles, fire lanes, parking spaces and required planting yards.

b. Screening

Outdoor display areas must be fully screened from ground level view from adjacent residentially zoned properties.

D. Outdoor Storage

1. Definition

The storage of any item outside of an enclosed building or structure and not accessible to the general public. This includes but is not limited to garden supplies, building supplies, plants, materials stored in crates, boxes, or shipping containers; lumber yards; pipe; wrecking, junk and salvage yards; vehicle storage yards; and other similar uses.

2. Standards

Outdoor storage is allowed only in the C-L, C-M, C-H, CB, BP, LI, and HI zoning districts following Technical Review Committee review of a site plan illustrating the extent of the proposed area for outdoor storage, provided it meets the following standards:

a. Location

- i. Outdoor storage areas must be located outside of drive aisles, fire lanes, parking spaces, and any required setback;
- ii. In the C-L, C-M, C-H, and CB zoning districts outdoor storage is prohibited in any required setback or within 20 feet of any property or street right-of-way line, whichever is greater;
- iii. In the BP and LI zoning districts, outdoor storage is prohibited in any required setback or within 5 feet of any property or street right-of-way line, whichever is greater; and
- iv. In the C-L, C-M, C-H, CB, and BP zoning districts, outdoor storage may not be located between the plane of principal building or structure and any street right-of-way. The Planning and Community Development Director is authorized to grant a Type 1 Modification to this standard.

b. Screening

In the C-L, C-M, C-H, CB, BP and LI zoning districts, outdoor storage areas must be fully screened from ground level view from adjacent residential properties and public streets.

c. Size

In the C-L, C-M, C-H, CB, and BP zoning districts, outdoor storage may not cover an area exceeding 50% of the ground level gross floor area of the principal building or structure.