

5.2.40. Outside Storage

- (A) **Applicability.** All outside storage is subject to the requirements of this Section.
- (B) **Outside Storage Standards.** Outside storage shall meet the following standards.
 - (1) **Materials to be Stored and Principal Use Required.** Outside storage may include vehicles, raw materials, supplies, finished or semi-finished products or equipment used in conjunction with, and specifically accessory to, an allowed principal use conducted on the premises unless listed as a principal use. Outside storage of inoperable vehicles or equipment in a location other than the salvage yard is only permitted to the extent allowed in the Parking, Storage and Repair of Vehicles and Machines, Personal Section of Chapter 5 of this Code, provided the standards of that section are met. Employee or customer parking or outdoor sales and display areas shall not be considered outside storage.
 - (2) **Materials Screened by Solid Fence or Vegetation.** Outside storage shall be enclosed and concealed by a solid fence or wall at least 6 feet in height or any combination of berming, shrubs, trees fencing or walls which will provide at maturity a minimum of 6 feet of height and 100% opaque screening for the area utilized for outside storage.
 - (3) **Outside Storage Not to Exceed Height of Screening.** Outside storage or stacked materials shall not exceed the height of the screening fence except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component.
 - (4) **Storage of Equipment and Vehicles Exceeding Height of Fence.** All equipment and vehicles exceeding the height of the fence shall be stored on the rear $\frac{1}{3}$ of the property except when adjacent to a residential zoning district, in which case the equipment or vehicles shall be a minimum 50 feet from the residential zoning district boundary.
 - (5) **Storage Adjacent to Road.** Outside storage is allowed within the required setback area from a road provided that the storage area does not occupy more than 50% of the lineal frontage at the right-of-way.
 - (6) **No Storage in Required Landscape Area.** Outside storage shall not be allowed within any required landscaped area.
 - (7) **Screening Fence Waived Between Adjacent Storage Areas.** When outside storage areas abut each other and are not visible from public areas, administrative relief may be sought from the requirement for a solid fence between the outdoor storage areas.
 - (8) **Salvage Yards and Solid Waste Landfills.** Salvage yards and solid waste landfills are not regarded as outside storage, but salvage yards are required to meet the screening standards of this Section.
 - (9) **Temporary Storage.** Administrative relief from the outside storage standards may be sought in association with approved temporary uses.
 - (10) **Landscaping Requirements to be Met.** Outside storage shall comply with the landscaping requirements in this Chapter.
- (C) **Relationship to Site Development Plan.** Outside storage areas shall be so identified on the site development plan prior to the establishment of the outside storage use.