Definitions:

Please note that the definitions aim to differentiate between the area used in front of the business to display products to the public, Display Area, and the area used for storage of additional product, Outdoor Storage, and to the type of businesses for which these regulations will apply, Outdoor Retail Sales.

Display Area – Area used for display of merchandise or goods available for purchase from the business located outside of a building. Said use shall be allowable only as an accessory to the primary use of the establishment.

Outdoor Storage – The keeping of any inventory, goods, material, or merchandise, including raw, semi-finished, and finished materials for any period of time, and as an accessory to the primary use of the establishment, typically retail. Storage related to a residential use, required vehicular parking areas, nurseries, and the display of automobiles or other vehicles shall not be considered such.

Retail Sales, Outdoor – Use of property for the display and sales of products and services, primarily outside of a building or structure, including but not limited to manufactured homes; burial monuments; swimming pools, and portable storage sheds, including related repair activities and sale of parts. Material sold is usually stored outdoors and typically a building is on site in which sales may be consummated or products displayed.

Outdoor Storage & Display Area Landscaping & Location Requirements:

Please note that there is no landscaping requirement proposal for the area identified as Display Area, where the product is visible to the public in front of the business. Additionally, any product that does not fit within the boundaries of the Display Area shall be located within the Outdoor Storage area. Landscaping, or screening, will be required along the perimeter of the Outdoor Storage area in the proposed text amendment. An amortization or grace period of three (3) years for yours and other existing businesses is included.

Outdoor Storage Area Screening:

Any area utilized for outdoor storage, as defined herein, or inventory shall be screened from view of public and private right(s)-of-way and adjacent property. Screening shall meet the following requirements:

A. Any area utilized for outdoor storage or inventory shall be screened in accordance with the Type D Buffer screening techniques and shall be located in the side or rear yard.
   1. Development located within industrial parks shall be exempt from said screening requirements except along perimeter property lines when said property line is located on the exterior of the park or adjacent to a residential zoning district.

B. Outdoor retail sales existing at the effective amended date ADOPTION DATE OF ORDINANCE AMENDMENT of this Ordinance shall comply with the requirements set forth herein within three (3) years of the effective amended date.

Display Area: Retail Sales, Outdoor

A. Outdoor display areas shall be permitted as an accessory to the outdoor retail sales use for uses which site plan approval has been granted and shall not be located within public or private right(s)-of-way or in required landscaping or buffer yards. Display area shall meet the following requirements:
   1. Maximum allowable outdoor display shall be fifty percent (50%) of the sum total of the following equation: Length of proposed front property line times \( X \)
      Required front setback

EXAMPLE: 250 ft. wide lot located in Industrial zoning district
250 X 50 = 12500 / 2 = 6250 sq. ft. allowable outdoor display area
2. In no case shall more than fifty percent (50%) of the total allowable display area be developed into an impervious surface.

**Landscaping Requirement Regulations:**

Please note that any existing vegetation located on the same property as the business can be used toward this planting requirement. Planning Staff intends to work with business owners in evaluating what existing vegetation can be utilized to meet these requirements.

<table>
<thead>
<tr>
<th><strong>Type D</strong></th>
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<td>Fifteen (15) feet (applies to property lines adjacent to public right(s)-of-way or as otherwise noted within this Ordinance)</td>
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**REQUIRED SCREENING:** A staggered row of large maturing trees, spaced not more than thirty (30) feet apart; and

**OPTION 1:** A row of evergreen shrubs, ten (10) shrubs for every required large maturing tree, placed not more than four (4) feet apart which will grow to form a continuous hedge of at least six (6) feet in height within two (2) years of planting; or

**OPTION 2:** An opaque fence located within the required buffer area; such fence shall be a minimum height of six (6) feet in height, finished side of fence must face out.