

Section 5.10 Outdoor Displays, Sales, and Storage

A. Permit Requirements and Exemptions

The following outdoor activities shall be subject to the permit requirements listed herein.

1. **Permanent outdoor display and sales.** Permanent outdoor displays and sales are permitted (consistent with the allowed use provisions of the underlying zoning district), subject to Zoning Certification, when all related activities are developed and operated consistent with the standards of this code.
2. **Temporary outdoor display and sales.** Temporary outdoor display and sales shall require the issuance of a Temporary Use Permit:
 - a. Fireworks stands, provided they are consistent with the standards of the Fire District and/or other regulatory agencies and a valid business license has been issued consistent with the requirements of the City’s Municipal Code.
3. **Permanent outdoor storage.** Permanent outdoor storage is permitted as a specified land use (storage yards) in the allowed use tables of Chapter 3 (Zoning District Regulations).

Lot Size	Maximum Square Footage*
1/2 acre to 1 acre	Limited to 100 square feet
1 acre or more	Limited to 200 square feet

** Must be screened from public view with fences, walls, or landscaping*

4. **Temporary outdoor storage.** Generally, temporary outdoor storage shall require the issuance of a Temporary Use Permit and shall be consistent with the development standards of this chapter. The following uses and activities shall be exempt from such permit requirements:
 - a. Storage of construction materials and equipment as part of an active construction site, provided a valid building permit or improvement permit is in effect and the materials and equipment are stored on the construction site pursuant to approved permit(s).

B. Development Standards

1. **General development standards for all activities.** The following development standards apply to all outdoor display, sales, and storage activities.
 - a. **Location.** Outdoor activities shall not be located within any public right-of-way (unless an Encroachment Permit has been issued), in required parking spaces, or within designed vehicle drive aisles, or within required landscape planter areas. Outdoor activities may also not disrupt or impede required pedestrian circulation paths as required by the Building Code;
 - b. **Hours of operation.** Except as otherwise provided, hours of operation for outdoor activities shall be consistent with those for the corresponding primary use;
 - c. **Noise.** Any noise generated by the outdoor activity shall be consistent with the City’s Noise Ordinance;
 - d. **Signs.** No additional business identification or advertising signs for the outdoor activity may be permitted above the maximum allowable sign area for the corresponding primary use, except when the outdoor activity is the primary use (e.g., Christmas tree lot).

- e. **Maintenance.** Outdoor activity areas shall be kept free of garbage and other debris.
- 2. **Standards for outdoor display and sales.** The following development standards shall apply to all permanent and temporary outdoor display and sales activities.
 - a. **Associated with the primary use.** All outdoor display and sales activities shall be associated with the primary use of the property. Only those goods and services associated with the primary use may be stored, sold, or displayed. All outdoor display and sales activities that are independent of the primary use shall be considered their own primary use and regulated as such (e.g., seasonal sales as a temporary use requiring a Temporary Use Permit).
 - b. **Maximum area.** Unless otherwise approved in conjunction with development permits, the area used for permanent outdoor display and sales of materials shall not exceed 10 percent of the gross floor area of the corresponding commercial building. The following uses and activities are specifically exempt from this requirement, provided all other development standards are satisfied:
 - 1) Vehicle and equipment sales and rentals (e.g., automobile, boat, RV, construction equipment, etc.), provided storage and display is limited to vehicles offered for sale or rental only.
 - c. **Time limit for temporary activities.** See the provisions of Chapter 1.5 G Temporary Event and Permit for duration and permit requirements for temporary promotional sales.
- 3. **Standards for outdoor storage.** The following development standards shall apply to all permanent and temporary outdoor storage activities.
 - a. **Location.** Outdoor storage may not be located within any required front or street side yard for the underlying zoning district within which the activity is located.
 - b. **Height limitation.** The height of stacked materials and goods shall be no greater than that of any building, wall, fence, or gate enclosing the storage area.
 - c. **Screening.** Screening of outdoor storage shall be consistent with Section 5.3 Fences, Walls and Screens.
 - d. **Parking.** Parking for permanent outdoor storage shall be provided as required in Section 5.6 Off-Street Vehicle Parking.