

SEC. 51-4.214.

STORAGE AND WASTE DISPOSAL USES.

Storage and waste disposal uses are subject to the following regulations:

(1) Warehouse.

(A) Definition: A facility for the inside storage of commodities.

(B) Districts permitted: LC, HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area above 20,000 square feet.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) No outside display or open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(2) Contractor’s maintenance yard.

(A) Definition: A site visually screened for the storage and maintenance of contractor’s supplies and operational equipment.

(B) Districts permitted: HC, CA-2, I-2, and I-3 districts.

(C) Required off-street parking: One space for each 2,000 square feet of site area; a minimum of four spaces required.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Screening is required around this use.

(3) Building mover's, temporary storage yard.

(A) Definition: A site where a building or storage which has been removed from its original construction site is temporarily stored.

(B) Districts permitted: Specific use permit required in an I-3 district.

(C) Required off-street parking: None.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use must be surrounded by a solid visual screen of at least nine feet in height and constructed of solid masonry, solid concrete, corrugated sheet metal, or a chain link fence with strips of metal through all links.

(ii) This use must be landscaped with plants meeting the requirements of the specific use permit.

(iii) Buildings temporarily stored under this use may not be placed upon a foundation.

(iv) This use does not include bona fide sales lots on which new buildings or structures are located displaying examples of workmanship or appearance of the buildings or structures to be constructed on other sites and sold.

(4) Open storage.

(A) Definition: A lot used for the outside placement, for a period in excess of 24 hours, of an item which is:

- (i) customarily used or stored outside; and
- (ii) made of a material that is resistant to damage or deterioration from exposure to the outside environment.

(B) Districts permitted:

- (i) Open storage with visual screening: HC, central area, and industrial districts; specific use permit required in a LC district.
- (ii) Open storage without visual screening: I-2 and I-3 districts.

(C) Required off-street parking: One space for each 2,000 square feet of site area; a minimum of one space is required.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) A person shall not place, store, or maintain outside for a period in excess of 24 hours, an item which is not:

- (aa) customarily used or stored outside; or
- (bb) made of a material that is resistant to damage or deterioration from exposure to the outside environment.

(ii) The required screening for open storage must comply with the screening requirements in this article.

(5) Outside salvage or reclamation.

(A) Definition: A facility which stores, keeps, dismantles, or salvages scrap or discarded material or equipment outside. Scrap or discarded material includes but is not limited to metal, paper, rags, tires, bottles, or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, or appliances.

(B) Districts permitted: I-3; specific use permit required in an I-2 district.

(C) Required off-street parking: One space for each 500 square feet of floor area; a minimum of five spaces required.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use must have a visual screen of at least nine feet in height which consists of a solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all links.

(ii) The owner of an outside salvage or reclamation use shall not stack objects higher than eight feet within 40 feet of the visual screen. The owner of an outside salvage or reclamation use may stack objects one foot higher than eight feet for each five feet of setback from the 40 foot point.

(iii) If an inoperable or wrecked motor vehicle remains outside on the premises for more than 24 hours, the premises is an outside salvage or reclamation use. However, a premise is not an outside salvage or reclamation use if the premise stores not more than four inoperable or wrecked motor vehicles each of which having a valid state registration, current safety inspection certificate, and documentary record of pending repairs or other disposition, and if the premise has a current certificate of occupancy for a motor vehicle related use.

(iv) A minimum distance of 500 feet is required between an outside salvage or reclamation use and a residential district, as defined both in this chapter and in Chapter 51A.

(6) Metal processing facility.

(A) Definition: A facility that collects, separates, and processes scrap metal in bulk form for reuse and manufacturing.

(B) Districts permitted: I-3; specific use permit required in an I-2 district.

(C) Required off-street parking: One space for each 500 square feet of floor area; a minimum of five spaces required.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) This use must have a visual screen of at least nine feet in height which consists of a solid masonry, concrete, or corrugated sheet metal wall, or a chain link fence with metal strips through all links.

(ii) The owner of a metal processing facility shall not stack objects higher than eight feet within 40 feet of the visual screen. The owner of a metal processing facility may stack objects one foot higher than eight feet for each five feet of setback from the 40 foot point.

(iii) A minimum distance of 500 feet is required between a metal processing facility and a residential district, as defined both in this chapter and in Chapter 51A.

(7) Inside salvage and reclamation.

(A) Definition: A business which stores, keeps, dismantles, or salvages scrap or discarded material or equipment wholly inside a building. Scrap or discarded material includes but is not limited to metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, or appliances.

(B) Districts permitted: I-2 and I-3 districts; specific use permit required in an HC district.

(C) Required off-street parking: One space for each 500 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) No outside display or open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(8) Refuse transfer station.

(A) Definition: A privately owned facility for the transfer and packing of solid waste materials from smaller collecting vehicles to larger transport vehicles.

(B) Districts permitted: Specific use permit required in industrial districts.

(C) Required off-street parking: One space for each 1,000 square feet of site area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(9) Sanitary landfill.

(A) Definition: A site for collection, handling, storage, and disposal of solid wastes.

(B) Districts permitted: Specific use permit required in agricultural and industrial districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Reserved.

(10) Aluminum collection center.

(A) Definition: A facility used for the temporary storage of empty aluminum beverage cans and other discarded aluminum products.

(B) Districts permitted: SC, GR, LC, HC, central area, and industrial districts.

(C) Required off-street parking: None.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) This use may only be located on a parking lot in an enclosed vehicle not less than 40 feet in length or in an automatic aluminum collection machine, or within a retail food store building as an accessory use.

(ii) Aluminum collection centers in a vehicle may only be placed on the parking lot of a building site containing 50,000 square feet or more of floor area. An aluminum collection machine may be placed on the parking lot of a building site containing 50,000 square feet or more of floor area, or on the parking lot of a building site containing a retail food store with 20,000 square feet or more of floor area. Not more than one aluminum collection center in a vehicle or automatic aluminum collection center machine is permitted on a building site.

(iii) An aluminum collection center located on a parking lot may not occupy required off-street parking spaces. An aluminum collection center must be arranged so as to not impede free traffic flow.

(iv) Receipt of and payment for aluminum at an aluminum collection center located on a parking lot may take place outside the collection center but at a point no more than 20 feet from the opening of the enclosed vehicle where the aluminum is stored.

(v) The owner of the property and the owner and operator of the aluminum collection center shall not process or flatten aluminum on the site. It is a defense to prosecution that the flattening of aluminum is being conducted wholly within an automatic aluminum collection machine.

(vi) The owner of the property and the owner and operator of the aluminum collection center remove aluminum stored at the collection center at least once a week.

(vii) The owner of the property and the owner and operator of the aluminum collection center shall keep the aluminum collection center in proper repair and the exterior must have a neat and clean appearance.

(viii) The owner of the property and the owner and operator of the aluminum collection center shall keep the building site clean and in a neat appearance and shall dispose of aluminum cans and other litter from the building site where the aluminum collection center is located.

(11) Mini-warehouse.

(A) Definition: A building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customer's goods or wares, where no unit exceeds 500 square feet in floor area.

(B) Districts permitted: LC, HC, central area, and industrial districts.

(C) Required off-street parking: One space for each 3,000 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) No outside display or open storage is permitted under this use unless the use is in a district where open storage is permitted as a main use.

(ii) Caretaker's quarters are permitted as an accessory use to the mini-warehouse use. One parking space must be provided for each 500 square feet of caretaker's quarters; however, no more than two spaces are required for each caretaker's quarters.

(12) Office/showroom warehouse.

(A) Definitions. In this paragraph:

(i) OFFICE SHOWROOM/WAREHOUSE means a facility which has the combined uses of office and showroom or warehouse for the primary purpose of wholesale trade, display, and distribution of products.

(ii) OFFICE SHOWROOM COMPONENT means the portion of this use which provides area for the regular transaction of business and for the display of uncontainerized merchandise in a finished building setting.

(B) Districts permitted: By right in HC, industrial, and central area districts.

(C) Off-street parking:

(i) Required off-street parking:

(aa) Office: One space per 333 square feet of floor area.

(bb) Showroom/warehouse: One space per 1,000 square feet of floor area.

(D) Required off-street loading:

<u>SQUARE FEET OF FLOOR AREA IN STRUCTURE</u>	<u>TOTAL REQUIRED SPACES OR BERTHS</u>
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Retail sales of products which are sold at wholesale on the premises are permitted as a part of this use. (Ord. Nos. 16911; 17034; 17043; 18144; 18188; 18923; 19455; 27404)

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