

SPECIAL COUNCIL MEETING

CITY OF CROSSLAKE

FRIDAY, FEBRUARY 7, 2025

9:00 A.M. – CITY HALL

Pursuant to due notice and call, the City Council will hold a special meeting on Friday, February 7, 2025 at 9:00 A.M. in City Hall for the purpose of reviewing land use and ordinance options for future development on Grand Review Second Addition and McGrath Addition.

- Option 1 – Change the Land Use Ordinance to allow Residential Personal Storage Buildings with there being no intent of running a business for the entire Limited commercial district.
- Option 2 – Administer the ordinance as it stands.
- Option 3 – Create a “Mixed-Use District” that would allow for residential storage buildings to be built alongside other Limited Commercial Uses.

Items for the Planning Commission to review and recommend to the City Council in a new Mixed-Use District

- Add a land use table line item
- Define what Personal/residential storage is
- Architectural standards
- What type of permit (CUP, P, PP)
- Size of Structures
- Screening standards
- Landscaping Standards
- Living quarters

<b>LAND USE TABLES</b>	<b>S D</b>	<b>RR 5</b>	<b>S S</b>	<b>L C</b>	<b>D C</b>	<b>W C</b>	<b>C/ L</b>
<b>(1) Agricultural Uses</b>							
Farm buildings (barns, silo, hay shed, etc.)	P	P	P	P			
Farmland: Crop growing and harvesting	A	A	A	A			
Farmland: Livestock, poultry use, including related buildings	A	A		A			
Forest land: growth, harvest	A	A	A	A		A	A
<b>(2) Residential and Related Uses</b>							
Accessory structure ≤ 2500 sq ft (see Article 36)	P	P	P	P	P	P	P
Accessory Structure >2500 sq ft (See article 36)	CU	CU	CU	P	P	P	P
Auxiliary quarters/cottage - 24' or wider	PP	PP	PP	PP	PP	PP	PP
Controlled access lot							
Energy systems assoc. with a principal use (i.e. solar collectors and wind generators under 50KW)*	P/CU*	P		P		P/CU*	P
Garage/Yard Sales (Maximum 3 per calendar year)	A	A	A	A	A	A	A
Group home, detention or correction home (including detoxification center, rehabilitation home, etc.)	CU	CU	CU	CU		CU	
Home business	CU	CU		PP	PP	CU	PP
Home occupation	A	A	A	A	A	A	
Home: assisted living, nursing, supportive care	CU	CU		CU	CU		
Meteorological test station for wind energy conversion systems (WECS)	I	I		I		I	I
Mobile home park or development		CU					
Multi-family dwelling	CU	CU		CU	CU	CU	
Portable or temporary storage structure	P	P	P	P	P	P	P
Single-family dwelling—24' or wider	P	P	P	CU	CU	CU	CU
Two-family dwelling—duplex	CU	P	CU	CU	CU	CU	
Water-oriented accessory structures	P					P	
<b>(3) Recreational Uses</b>							
Campground, private, or commercial				CU		CU	
Shooting range, fire arms, archery - private				CU			CU
<b>(4) Civic, Educational and Institutional Uses</b>							
Athletic field/stadium; arena				CU			
Cemetery	A	A		A			
Church/Synagogue	P	P	P	P	P	P	
Transient Camps, Church Camps	CU	CU				PP	

\*--Type of Permit depends on wind energy tower height and power output

<b>LAND USE TABLES</b>	<b>S D</b>	<b>RR 5</b>	<b>S S</b>	<b>L C</b>	<b>D C</b>	<b>W C</b>	<b>C/ LI</b>
<b>(5) Commercial and Industrial Uses</b>							
Adult uses							CU
Amusement Park				CU			
Athletic club				PP	PP	PP	
Auto body shop				PP			PP
Auto repair shop, lubrication service station				PP	PP		PP
Bank or financial institution				P	P		PP
Beauty shop, barber shop				PP	PP	PP	PP
Bed and Breakfast Residence		CU		PP	PP	PP	
Bowling Lanes				PP	PP	PP	PP
Breeding and boarding of animals				CU	CU		CU
Bulk liquid storage				CU			PP
Business or professional office space				PP	PP	PP	PP
Car wash				PP	PP		PP
Cement/concrete/redi-mix plant, permanent							P
Commercial greenhouse/nursery				PP			PP
Commercial storage building/storage unit rental				CU	CU	CU	CU
Concrete/asphalt plant, portable				I			PP
Construction and contractor services-carpentry, electrical, plumbing, heating, ventilation, mechanical, flooring, insulation, siding, etc				P	P		P
Day care facility	PP	PP		PP	PP	PP	
Demolition Landfill							CU
Dry cleaners				CU	CU		CU
Event Center (≥ 10 acres in RR5)		CU		CU	CU	CU	CU
Extractive use, mining, gravel pit, aggregate							CU
Funeral home with crematorium				CU			
Funeral Home without crematorium				PP			
Gas station/convenience store with or without fuel sales				PP	PP	PP	
Golf Course				CU		CU	
Industrial park development							CU
Liquor: On and/or off sale				CU	CU	CU	CU
Lumber yard				PP	PP		PP
Manufacturing: light in general, assembly plant, machine shop, welding shop, packaging plant				CU			PP
Marina						CU	
Medical or dental clinic				PP	PP		PP
Miniature golf				PP	PP	PP	PP
Motel/hotel				CU	CU	CU	CU
Outdoor seasonal sales				PP	PP	PP	PP
Over-the-counter print shop				PP	PP		PP
Private clubs and lodges				PP	PP		PP
Race track: horse, auto, motorcycle, go cart							CU
Recycling collection site				I			PP
Rental equipment sales and service				PP	PP	PP	PP

<b>LAND USE TABLES</b>	<b>SD</b>	<b>RR5</b>	<b>SS</b>	<b>LC</b>	<b>DC</b>	<b>WC</b>	<b>C/LI</b>
Repair shop, equipment				PP	PP		PP
Resort						CU	
Restaurant				PP	PP	PP	
Retail store				PP	PP	PP	PP
Sawmill				CU			PP
Sign – on site	P	P	P	P	P	P	P
Storage buildings, Commercial				PP		PP	PP
Studio-art, music, photo, decorating, dance				P	P		
Telecommunication tower							CU
Temporary real estate office/model home	P	P		P	P	P	
Theater				PP	PP		PP
Vehicle, boat, recreational equipment sales				PP	PP	PP	PP
Veterinary clinic				CU	CU		PP
Wholesaling and/or warehousing, freight terminal				PP	PP		PP

### **Sec. 26-282 Administration of Permits with Performance Standards**

- (1) In addition to the general requirements of this Chapter, the Zoning Administrator shall determine specific performance standards in conjunction with applications for those uses and locations where they are allowed. Performance standards may include but are not limited to regulation of:
  - a) Types of business activities allowed;
  - b) Screening or fencing;
  - c) Signs;
  - d) Storage of materials, equipment, and vehicles;
  - e) Hours of operation;
  - f) Parking;
  - g) Waste management;
  - h) Abatement of noise, smoke, and fumes.
- (2) The Zoning Administrator may refer an application to the Development Review Team (DRT) if:
  - a) Additional input on performance standards is needed, or,
  - b) It is determined that a proposed use may impact the health, safety, or general welfare of surrounding properties.
- (3) If, after consulting the DRT, it is determined that the proposed use impacts the health, safety, or general welfare of surrounding properties, the Zoning Administrator shall notify the applicant that the application will be processed as a conditional use according to Article 7 of this Chapter.

### **Secs. 26-283—26-304 Reserved**

## **ARTICLE 11 SHORELAND DISTRICT STANDARDS**

### **Sec. 26-305 Purpose and Intent**

The purpose of this district is to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands, protect drinking water sources, and provide for the wise use of water and related land resources. The primary use within this district is seasonal and year-round single family residential. Compatible commercial or water-oriented commercial uses may be allowed as permitted or conditional uses.

- (2) **Waterfront Commercial Density and Dimensional Standards.** All commercial lots, structures, and uses in the Waterfront Commercial District created or constructed after March 1, 2015 of this Chapter shall meet the following density and dimensional requirements:

Lake Class	Minimum Lot Area	Minimum Lot Width	Structure Lot Line Setbacks- Residential	Structure Lot Line Setbacks- Commercial	Public Right of Way Frontage	Setback Between Bldgs.	City Street Right of Way setback	County Road Right-of-Way Setback	Maximum Impervious Coverage	Structure Height
GD	5 acres	400'	30'	10'	50'	15'	15'	35'	35%	30'
RD	5 acres	400'	30'	10'	50'	15'	15'	35'	25%	30'
NE (existing only)	10 acres	800'	30'	10'	50'	15'	15'	35'	20%	30'

\* Unless using common wall construction

## Sec. 26-378 Limited Commercial District

- (1) The purpose of this district is to establish and provide a commercial environment with a limited mixture of commercial and office related development and services. A limited commercial district may be located within or outside the shoreland zone.
- (2) **Limited Commercial Density and Dimensional Standards.** All lots, structures, and uses in the Limited Commercial District created or constructed after March 1, 2015 shall meet the following density and dimensional requirements:

Minimum Lot Area sq. ft.	Minimum Lot Width	Structure Lot Line Setbacks- Residential	Structure Lot Line Setbacks- Commercial	Public Right of Way Frontage	Setback Between Bldgs.	City Street Right of Way setback	County Road Right-of-Way Setback	Maximum Impervious Coverage	Structure Height
20,000	100'	20'	5'	50'	0	15'	35'	50%	30'

## Sec. 26-379 Downtown Commercial District Standards

- (1) The purpose of this district is to maintain a pedestrian-oriented commercial district consisting of retail, offices and professional services. A downtown commercial district may be located within or outside the shoreland zone.
- (2) **Downtown Commercial Density and Dimensional Standards.** All lots, structures, and uses in the Downtown Commercial District created or constructed after March 1, 2015 shall meet the following density and dimensional requirements:

Minimum Lot Area Sq Ft	Minimum Lot Width	Structure Lot Line Setbacks- Residential	Structure Lot Line Setbacks- Commercial	Public Right of Way Frontage	Setback Between Bldgs.	City Street Right - of-Way Setback	County Road Right - of-Way Setback	Maximum Impervious Coverage	Structure Height
15,000	50'	20'	0'	33'	0'	15'	35'	80%	30'

public road. Developers or subsequent owners may be entitled to compensation for providing such access.

- (6) Common Elements. Common elements such as areas designated for storage of vehicles and personal property may be designated.

### **Sec. 26-713 Conventional Development Density Evaluation—Shoreland and Non-shoreland Areas**

The number of lots allowable is calculated:

- (1) In the Shoreland District, according to the standards in Chapter 44, as well as the residential lot area standard for the respective land use district classification in Section 26-307 of this Chapter.
- (2) Outside the Shoreland District, according to the standards in Chapter 44, as well as the residential lot area standards for the respective land use district classifications in Articles 12 of this Chapter.

### **Sec. 26-714 Erosion Control, Stormwater Management, and Sediment Control**

All developments shall comply with the provisions of Article 20 of this Chapter.

### **Secs. 26-715—26-734 Reserved**

## **ARTICLE 28 LANDSCAPING, SCREENING AND LIGHTING STANDARDS**

### **Sec. 26-735 Purpose**

The purpose of this division is to recognize the important and diverse benefits which landscaping, screening, and lighting provide in protecting the health, safety and general welfare of the community. Benefits include the reduction of noise, dust, excessive glare, stormwater runoff, the impact of adjacent incompatible land uses, and the increase in aesthetic value of the city.

### **Sec. 26-736 Application**

- (1) All land use permits for commercial construction submitted after March 1, 2015 shall be accompanied by complete landscape, screening, and lighting plans. These plans shall be submitted as a part of the site plan.
- (2) The retention of natural topography and vegetation will be required where possible.
- (3) All plan components shall be completed within two years from the date of issuance of the land use permit unless otherwise specified.

### **Sec. 26-737 Commercial Landscaping**

#### **(1) Plan requirements.**

- a) **Site analysis.** Boundary lines of the property with dimensions based upon a certificate of survey; name and alignment of proposed and existing streets; location of existing and proposed buildings; location of parking areas, vegetated and forested areas to be preserved, water bodies; proposed sidewalks; and percent of site covered by impervious surfaces.
- b) **Planned elements.** Existing and proposed topographic contours at two foot intervals; typical sections and details of landscaping plans such as type of vegetation, sodded and seeded areas, berms and other landscape improvements with identification of materials used.

- c) **Planting Schedule:** A table containing the common names and botanical names, average size of plant materials, root specifications, quantities, special planting instructions, and proposed planting dates of all plant materials.

**(2) Minimum planting requirements.**

- a) **Existing trees.** Existing trees may be used to meet these standards, if protected and maintained during the construction phase of the development. If existing trees are used, each tree 6 inches or less in diameter counts as one tree. Each tree more than 6 inches and up to 9 inches in diameter counts as two trees. Each additional 3-inch diameter increment above 9 inches counts as an additional tree.
- b) **Selection of materials.** Landscape materials should be selected and sited to produce a hardy and drought and salt-resistant landscape area. Selection should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, and compatibility with existing native vegetation preserved on the site.
- c) **Variety of species.** If there are more than 8 required trees, no more than 40 percent of them can be of one species. If there are more than 24 required trees, no more than 25 percent of them can be of one species. This standard applies only to trees being planted to meet these standards, not to existing trees. If there are more than 25 required shrubs, no more than 75 percent of them can be of one species.
- d) **Minimum plant numbers:**
- i. One overstory deciduous or coniferous tree for every 2,000 square feet of total building floor area or one for every 100 feet of site perimeter, whichever is greater.
  - ii. One ornamental tree for every 2,000 square feet of building or one for every 200 feet of site perimeter, whichever is greater.
  - iii. One understory shrub for every 300 square feet of building or one shrub for every 30 feet of site perimeter, whichever is greater.
- e) **Adjacent to residential areas.** Plantings or screening shall be provided to create physical and visual separation between commercial and residential areas (See section 26-738 (1)).
- f) **Minimum sizes.** The following minimum standards shall be required:

Overstory deciduous tree	1½ inch diameter
Ornamental tree	1 inch diameter
Coniferous tree	6 feet tall
Shrubs	3 gallon root ball size

- g) **Sodding and ground cover.** All disturbed area not covered by natural vegetation or impervious surfaces shall be seeded with turf grass, native grasses, perennial flowering plants, vines shrubs, trees or approved ground cover. Storm water retention ponds and rain gardens shall qualify as approved ground cover.
- h) **Minimum guaranteed survival.** All trees, shrubs, and groundcover shall be maintain and replaced as follows:
- i. For general landscaping, parking lots, and perimeter areas, maintenance and replacement for a minimum of 5 years.
  - ii. For screening adjacent to residential areas, maintenance and replacement in perpetuity.

**(3) Parking lot landscaping** - In order to soften and improve the appearance of parking lots when viewed from an abutting street or sidewalk, all parking and loading areas including drive-through facilities fronting public streets or sidewalks shall provide:

- a) A landscaped area at least 5 feet wide along the public street or sidewalk. If a parking area contains over 100 spaces, the minimum required area shall be increased to 8 feet in width.
- b) One overstory deciduous or coniferous tree shall be provided for each 25 linear feet of parking lot frontage on a public street or accessway.

**(4) Interior parking lot landscaping**

- a) The corners of parking lots and all other areas not used for parking or vehicular circulation shall be landscaped with turf grass, native grasses or other perennial flowering plants, vines, shrubs and trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.
  - b) In parking lots containing more than 100 spaces, an additional landscaped area of at least 300 square feet shall be provided for each 12 spaces or fraction thereof, containing one deciduous shade tree. The remainder shall be covered with turf grass, native grasses, perennial flowering plants, vines or shrubs.
- (5) **Existing development.** It is recognized that commercial properties which have already been developed with permanent improvements as of March 1, 2015 may have less flexibility in meeting landscaping requirements. The requirements in Section 26-737 (1) through (4) above may be modified on a case by case basis, by written agreement, to fit existing conditions while fulfilling these requirements to the greatest extent possible. This agreement shall become part of the land use permit.

## **Sec. 26-738 Screening**

- (1) **Screening from residential areas** shall be in addition to normal landscaping and planting and consist of a visual barrier completely separating the activity on a commercial property from an adjacent residential areas. Screening shall be equally effective in the winter and summer and shall be accomplished by the use of one or more of the following:
- a) The placement of the building on the lot or the placement of a building on an adjacent lot.
  - b) The use of berms and landscaping.
  - c) Planting of vegetative screens.
  - d) Construction of walls or fences.
- (2) **Screening design standards**
- a) Vegetative screens shall consist of healthy, hardy plant materials. Evergreen shrubs with a mature height of 6 feet shall form a solid screen. One overstory deciduous or coniferous tree per 30 linear feet of boundary shall also be planted.
  - b) A 6-foot-high wall or fence may be substituted for the shrubs in (a) above, but the trees are still required.
  - c) Screening and fences shall be maintained and repaired.
  - d) Slopes and berms. Final slope grade steeper than the ratio of 3:1 and/or a height over six feet will require stabilization measures such as terracing or retaining walls.
- (3) **Placement and screening of mechanical equipment, service, loading, and storage areas**
- a) Any outdoor storage, service or loading area that faces adjacent residential uses or a public street or walkway shall be screened by a decorative fence, wall, or screen of plant material at least 6 feet in height.
  - b) Loading docks, truck parking, HVAC and other mechanical equipment, trash collection, and other service functions shall be incorporated into the design of the building so that the visual impacts of these functions are not visible from adjacent properties and public streets.
  - c) Outdoor sales area shall be fenced and screened from view of neighboring residential uses.
- (4) **Screening between adjacent commercial uses.** No screening is required between adjacent commercial uses.

## **Sec. 26-739. Lighting**

All commercial permit applications submitted after March 1, 2015 shall include an exterior lighting plan consistent with the following standards for all exterior building areas, parking areas and pedestrian paths connecting parking areas and buildings. Applications for new residential dwelling construction submitted after March 1, 2015 shall require submittal of specifications for all proposed exterior lighting. All existing uses for which exterior lighting is installed or changed shall also conform to these standards.

- (1) **Lighting standards:**

- a) **Shielded fixtures.** No portion of the lamp or lens may extend beyond the housing or shield. All light fixtures shall be directed downward so the source of illumination is not visible.
  - b) **Height restrictions.** Commercial lighting fixtures mounted on poles or structures shall have a maximum height of twenty-five feet (25'). Exceptions to this height requirement may be granted by the Zoning Administrator when lighting is located in an area otherwise screened or blocked from view from the residential property, such as lighting on the side of a commercial building opposite the residential property
  - c) All commercial outdoor light poles shall be metal, fiberglass, or finished wood.
- (2) **Maximum lighting levels**
- a) **Commercial.** Any light or combination of lights used for exterior illumination on a commercial or industrial property that cast light on a public street or adjacent residential property shall not exceed one (1) foot-candle (meter reading) as measured from the centerline of said street or at the property line.
  - b) **Residential.** Any light or combination of lights used for exterior illumination on a residential property that cast light on a public street or adjacent residential property shall not exceed one-half (0.5) foot-candles (meter reading) as measured from the centerline of said street or at the property line.
- (3) **Lighting standards for commercial property on riparian lots in the shoreland district.** All commercial zoned property shall comply with the following lighting standards for riparian lots and areas adjacent to a public water:
- a) The light fixtures shall be directed downward so the source of illumination is not visible and does not extend past property lines or across public waters in excess of the maximum light intensities in Section 26-739 (2).
  - b) In shore impact zones 1 and 2, all lighting independently supported shall be on poles or supports that are a maximum of 24 inches above grade.
  - c) All lighting shall be located only within the access path if installed within shore impact zone 1
  - d) All lighting on docks, lifts, or platforms shall be directed downward so the source of illumination is not visible.
  - e) The height maximum for exterior lighting located in the rear lot zone shall not exceed 25 feet.
- (4) **Lighting standards for residential property on riparian lots in the shoreland district.**
- a) Light fixtures shall be directed downward so the source of illumination is not visible and the light does not extend past property lines or across public waters in excess of the maximum light levels in Section 26-739 (2), b.
  - b) Lighting in shore impact zones 1 and 2 that is independently supported shall be on poles or supports that are a maximum of 24 inches above grade
  - c) The height maximum for exterior lighting located in the rear lot zone shall not exceed 25 feet.

## **Secs. 26-740—26-745 Reserved**

# **ARTICLE 29 COMMERCIAL AND RESIDENTIAL ARCHITECTURAL STANDARDS**

## **Sec. 26-746 Purpose and Intent**

- (1) **Purpose:** The purpose of this Article is to:
- a) Promote high standards of building and site design in commercial and residential land use districts with the purpose of preserving an atmosphere consistent with the rural/northwoods character of the City.
  - b) Identify exterior building materials to be used in the various commercial and residential land use districts.
  - c) Provide a more pleasant pedestrian environment and driving experience.

- d) Protect and enhance the appeal and attraction of the City to residents, visitors, and tourists, and to serve as a support and stimulus to business and residences.
- (2) **Intent:** The City intends that all projects shall strive toward the highest level of quality in both design and construction. The criteria by which all commercial development and redevelopment in the City shall be judged are:
  - a) Consistency with all provisions of the comprehensive plan and City ordinances.
  - b) Complementary physical and visual relationships among existing, new and proposed buildings, park areas and landscape treatments with the intent of creating a cohesive appearance for the entire City.
  - c) Use of appropriate façade proportions, materials, and colors that are compatible with adjacent uses and create a pleasant pedestrian environment and driving experience.

## **Sec. 26-747 Application**

- (1) **Existing buildings.** Facades on buildings in commercial land use districts-existing on March 1, 2015 shall be allowed to continue with the present materials subject to the following criteria: All subsequent additions and exterior alterations to buildings must be constructed with the materials required in this chapter.
- (2) **New buildings.** New buildings in commercial land use districts built subsequent to March 1, 2015 must comply with the design standards set forth in this Article.

## **Sec. 26-748 – 749 Reserved**

## **Sec. 26-750 Allowable Exterior Materials for Commercial Structures in Commercial Land Use Districts**

- (1) Percentages of allowable exterior façade materials shall be calculated excluding windows and doors except for architectural glass.
- (2) **Waterfront Commercial District.**
  - a. Face brick
  - b. Natural stone
  - c. Architectural glass
  - d. Wood finished for exterior use
  - e. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on nonfront facades.
  - f. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front facade.
  - g. Other materials may be approved under number 6 of this section.
- (3) **Limited Commercial District**
  - a. Face brick.
  - b. Natural stone.
  - c. Architectural glass.
  - d. Wood finished for exterior use
  - e. Stucco.
  - f. Exterior insulation finishing system (synthetic stucco)
  - g. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on nonfront facades.
  - h. Architectural precast concrete panels.
  - i. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front facade.

- j. Plastic sheeting on commercial greenhouses only
- k. Other materials may be approved under number 6 of this section.
- (4) Downtown Commercial District**
  - a. Face brick.
  - b. Natural stone.
  - c. Architectural glass.
  - d. Wood finished for exterior use
  - e. Stucco.
  - f. Exterior insulation finishing system (synthetic stucco)
  - g. Architectural concrete masonry units shall be limited to a maximum of twenty five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on nonfront facades.
  - h. Architectural metal panels shall be limited to rear-facing facades.
  - i. Other materials may be approved under number 6 of this section.
- (5) Commercial/Light Industrial District**
  - a. Face brick.
  - b. Natural stone.
  - c. Architectural glass.
  - d. Stucco.
  - e. Exterior insulation finishing system (synthetic stucco)
  - f. Architectural concrete masonry units shall be limited to a maximum of twenty-five percent (25%) on any front facade. Architectural concrete masonry units may be used up to one hundred percent (100%) on nonfront facades.
  - g. Architectural precast concrete panels.
  - h. Architectural metal panels shall be limited to a maximum of twenty-five percent (25%) on any front facade.
  - i. Plastic sheeting on commercial greenhouses only
  - j. Other materials may be approved under number 6 of this section.
- (6) Other materials.** Materials not specifically listed may be approved for use by the Zoning Administrator. When materials not specifically listed are proposed for use, the Development Review Team shall review and make recommendations regarding the use of those materials.

## **Sec. 26-751 Allowable Exterior Materials for Primary Residential Structures and Accessory Structures in All Land Use Districts**

- (1)** The following exterior building materials are allowed:
  - a) Face brick
  - b) Natural stone
  - c) Architectural glass
  - d) Wood finished for exterior use including logs and log siding
  - e) Factory fabricated concrete or vinyl siding
  - f) Stucco
  - g) Exterior insulation finishing system (synthetic stucco)
  - h) Architectural concrete masonry units
  - i) Factory fabricated metal panels.
- (2) Other materials.** Materials not specifically listed may be approved for use by the Zoning Administrator. When materials not specifically listed are proposed for use, the Development Review Team shall review and make recommendations regarding the use of those materials.

## **Sec. 26-752 Prohibited Materials-Residential**

The following exterior building materials are prohibited on residential properties:

- (1) Face materials that rapidly deteriorate or become unsightly such as galvanized metal, unfinished structural plywood, unfinished structural clay tile, canvas, and plastic/vinyl sheeting or other flexible material of a similar nature, except as allowed for Portable or Temporary Storage Structures.
- (2) Sheet metal, plastic or fiberglass siding, unless such siding is a component of a factory fabricated and finished panel and is enhanced with preferred materials.
- (3) Unadorned and/or painted concrete block, except exposed foundation or footing block.
- (4) Neon lighting as part of the architecture of the building or used as accent lighting for the building.

## **Secs. 26-753—26-761 Reserved**

# **ARTICLE 30 OUTDOOR STORAGE AND SALES**

## **Sec. 26-762 Purpose**

The purpose of this Article is to establish regulations to:

- (1) Limit the potential for visual impacts from the outdoor storage of materials and equipment.
- (2) Limit the safety and visual impacts resulting from the bulk storage of petroleum products and chemicals.
- (3) Regulate seasonal outdoor sales associated either with a permanent business or done by transient merchants.

## **Sec. 26-763 Application Information**

- (1) Outdoor storage performance standards in Section 26-764 shall apply to all residential and commercial properties and uses.
- (2) Bulk Storage shall require a conditional use permit in land use districts where it is allowed and comply with the performance standards in Section 26-765.
- (3) Outdoor Seasonal Sales shall require a permit with performance standards in land use districts where it is allowed. Permit applications shall include:
  - a) A general description of merchandise to be offered for sale;
  - b) Total length of time over which sales will take place;
  - c) How sales will be screened from adjacent residential properties, if any;
  - d) Type and number of temporary displays to be erected (greenhouses, tents, temporary structures).
- (4) A permit is not required for:
  - a) Garage/yard sales on private property. No more than three garage sales may be held per year.
  - b) Christmas trees sales during November and December;
  - c) Sales for a charitable organization for a limited time as determined by the Zoning Administrator;
  - d) Sales as part of a group with a City-authorized street closure or special event;
  - e) Sales in a park with the permission of the City Parks Department.

## **Sec. 26-764 Outdoor Storage Performance Standards**

- (1) On residential properties, outdoor storage of recreational equipment, boats, trailers and materials shall be confined to rear yard areas and substantially screened from adjacent residential properties and public streets. Storage of unlicensed motor vehicles and trailers shall be prohibited.
- (2) Commercial storage shall meet the standards in Section 26-738.
- (3) Exceptions. The following shall not be required to meet the outdoor storage standards:
  - a) Temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit;
  - b) Woodpiles, agricultural equipment, and materials for use on the premises;
  - c) Off-street parking.