

ORDINANCE NO. 632 N.S.

AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES
 AMENDING THE ZONING CODE TO DELETE A PORTION OF DISTRICT USE TABLE
 21.16.100 AND ADDING SECTIONS 21.21.110 AND 21.21.120 REGARDING
 REGULATIONS FOR OUTDOOR STORAGE AREAS AND THE OUTDOOR DISPLAY OF
 MERCHANDISE FOR SALE.
 (CODE AMENDMENT 92002)

WHEREAS, The City has initiated an amendment to the Zoning Code to delete a portion of Chapter 21.16.100 (District Use Table) of the Zoning Code and add sections 21.21.110 and 21.21.120, regarding outdoor storage areas and the outdoor display of merchandise for sale; and

WHEREAS, Public hearings were conducted by the Planning Commission on April 28, 1992 and by the City Council on June 2, 1992, to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that the Municipal Code be amended as follows:

SECTION I: A portion of Section 21.16.100 No. 3 (C-3 District Use Table) shall be deleted to read as follows: "Outdoor sales establishments including ~~outdoor storage yards~~, feed and fuel yards, bulk storage...."

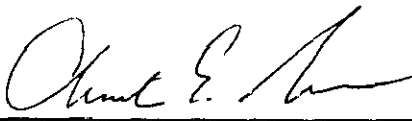
SECTION II: Sections 21.21.110 and 21.21.120 (Performance Standards) are hereby added, per the attached Exhibits A and B.

PASSED AND ADOPTED, This 16th day of June, 1992, by the following roll call vote:

AYES: Martin, Picanco, Reneau, Russell, & Iversen

NOES: None

ABSENT: None



 MAYOR CHRISTIAN E. IVERSEN

ATTEST: 

 RICHARD J. RAMIREZ, CITY CLERK

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EXHIBIT A

CHAPTER 21.21.110

OUTDOOR STORAGE AREAS

A. Purpose and Intent. The purpose of this section is to ensure that all outdoor storage areas shall be completely screened from both public view and adjacent properties, and that outdoor storage does not create any conditions that are detrimental to the appearance of the premises or surrounding properties or in any other manner is detrimental to the public health, safety, welfare or causes a public nuisance.

B. Review and Approval. All uses that initiate, expand or intensify an outdoor storage area shall file an application to be reviewed and approved by the Community Development Department. Applications may be referred by the Community Development Director to the Planning Commission or its designated subcommittee.

Sites which do not have dedicated public right-of-way, in conformance with the City's Street Master Plan or other legal access in a form acceptable to the City Engineer, or existing public improvements such as curb, gutter, sidewalk, street lights and street trees in conformance with the City's Street Master Plan shall require a conditional use permit, unless the applicant voluntarily installs or posts the appropriate security for such improvements, in a manner to be approved by the Public Works Director.

C. Pre-existing Outdoor Storage Uses. Any outdoor storage use legally established prior to the effective date of this code shall be deemed a pre-existing non-conforming use. Such uses may continue in accordance with Section 21.20.340 (Nonconforming Use) provided that the use is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.

D. Definition. Outdoor storage is defined as any materials, products, equipment or supplies that are not totally enclosed within a building.

E. All outdoor storage areas shall conform to the following regulations:

1. All outdoor storage areas within commercial and industrial zones shall be thoroughly screened from public view and adjacent properties by a combination of walls or fences and landscaping.

2. The stored materials shall be limited to those normally associated with the principal use on the site.

3. All walls or fences shall be at least six feet but no greater than eight feet in height.

4. Landscape planters shall be a minimum of five feet wide (interior dimensions) unless an existing planter is less. In no cases shall the planter be less than three feet wide. The landscaping should be placed adjacent to the wall or fence to create interest and deter graffiti and vandalism.

5. In cases where unusual topographical conditions, land use conflicts or zone boundaries exist, the outdoor storage areas may require additional screening structures and/or materials as determined by the Community Development Director.

6. Storage materials or equipment that exceed the height of the wall or fence shall be stored on the rear 50% of the site unless otherwise approved by the Planning Commission or its designated subcommittee.

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7. All arterial streets shall have a combination of decorative masonry wall and landscaping along outdoor storage areas adjacent to the right-of-way unless otherwise approved by the Planning Commission or its designated subcommittee.

8. All screening materials shall be installed and finalized prior to the commencement of storage on site unless a security is posted in an amount and manner as determined by the Community Development Director.

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EXHIBIT B

CHAPTER 21.21.120

OUTDOOR DISPLAY OF MERCHANDISE

- A. Purpose and Intent. The purpose of this section is to provide areas for the outdoor display of merchandise for sale in a manner that does not create any conditions that are detrimental to the appearance of the premises or surrounding properties or in any other manner is detrimental to the public health, safety, welfare or causes a public nuisance.
- B. Review and Approval. All uses that initiate, expand or intensify an outdoor display of merchandise shall file an application to be reviewed and approved by the Community Development Department. Applications may be referred by the Community Development Director to the Planning Commission or its designated subcommittee.
- C. Pre-existing Outdoor Display of Merchandise. Any outdoor display of merchandise legally established prior to the effective date of this code shall be deemed a pre-existing non-conforming use. Such uses may continue in accordance with Section 21.20.340 (Nonconforming Use) provided that the use is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.
- D. Definition. The outdoor display of merchandise for sale is defined as finished products that are temporarily displayed on the site.
- E. All outdoor display of merchandise for sale shall conform to the following regulations:
1. No displayed merchandise shall be located within the public right-of-way, parking aisles, required parking spaces, landscaped areas or within required fire or handicapped access ways.
 2. The products shall be limited to the primary merchandise sold by the principal business that occupies the site. No merchandise shall be displayed for sale on an undeveloped or vacant site.
 3. In multi-tenant centers, the displayed merchandise should be limited to the area directly in front of the store displaying the merchandise.
 4. No merchandise shall be displayed that is unsightly or creates any other condition that is detrimental to the appearance of the premises or surrounding property or in any other manner is detrimental to the public health, safety, welfare or causes a public nuisance.

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