

DATE: June 20, 2017
TO: Honorable Mayor & City Council
FROM: John Muns, Chair, Planning & Zoning Commission
SUBJECT: Results of Planning & Zoning Commission Meeting of June 19, 2017

**AGENDA ITEM NO. 1 - PUBLIC HEARING
ZONING CASE 2017-014
APPLICANT: CITY OF PLANO**

Request to amend and delete various sections of Articles 8, 10, 13, 14, 16, 17, 19, and 21 of the Zoning Ordinance regarding general organization, definitions, uses, and modifications pertaining to open storage and outside display and related requirements. Project #ZC2017-014.

APPROVED: 6-1 **DENIED:** _____ **TABLED:** _____

Speaker Card(s) Received **Support:** 0 **Oppose:** 2 **Neutral:** 0

Petition(s) Received: 0 **# Of Signatures:** 0

The Commissioner voting against the motion did not state a reason for his opposition.

STIPULATIONS:

Recommended for approval as follows:

The proposed amendments are as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

Section 8.200 (Terms Defined) of Article 8 (Definitions)

Automobile

~~A 4-wheeled, self-propelled vehicle designed for passenger transportation and commonly propelled by an internal combustion engine.~~

Automobile Vehicle Dealer (New)

Retail sales and/or leasing of new ~~automobiles~~ personal vehicles or light load ~~commercial~~ vehicles, including, as a minor part of the business, the sales and/or leasing of used ~~automobiles~~ personal vehicles or light load commercial vehicles.

Automobile Vehicle Dealer (Used)

Retail sales and leasing of used ~~automobiles~~ personal vehicles or light load ~~commercial~~ vehicles.

Automobile Vehicle Leasing and Renting

Storage, leasing, or renting of automobiles, personal vehicles, motorcycles, and light load commercial vehicles.

Automobile Parking Lot/Garage (Accessory)

An area, or structure, for the temporary storage motor vehicles.

Automobile Vehicle Parking Lot/Garage (Commercial) (Primary)

An area or structure, or shared area where a fee is may be charged for the temporary parking of operable personal and light commercial motor vehicles and which serves as the primary use on the lot.

Automobile Vehicle Parts Sales (Inside)

The use of any building or other premise for the display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles other than heavy commercial vehicles.

Automobile Vehicle Parts Sales (Outside)

The use of any land area for display and sale of new or used parts for automobiles vehicles, panel trucks or vans, trailers, or recreation other than heavy commercial vehicles.

Automobile Vehicle Repair (Major) - Personal and Light Commercial

Major repair or reconditioning of engines and transmissions, and retrofitting of air conditioning systems, for motor vehicles; wrecker service; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; undercoating and rust proofing; and other similar uses services for personal and light commercial vehicles.

Automobile Vehicle Repair (Minor/Fueling Station) - Personal and Light Commercial

An establishment used for the retail dispensing or sales of automobile vehicle fuels, lubricants, tires and automobile vehicle accessories; the minor repair or replacement of parts, tires, paintless dent repair, and performing state inspections and making minor repairs necessary to pass state inspection for personal and light commercial vehicles. Uses Services listed under Major Automobile Vehicle Repair or any other similar uses services are not included. Vehicles, which are inoperative or are being repaired, may not remain parked outside for a period greater than 7 days.

Automobile Vehicle Storage

The storage keeping, on a lot or tract, of operable automobiles vehicles for the purpose of holding such vehicles for sale, distribution, or storage in reserve. This definition excludes temporary parking.

Car Wash

Structure used to wash motorcycles, automobiles personal vehicles, and light load commercial vehicles.

Compact Construction and Transportation Equipment Sales & Service

Storage, leasing, renting, or repair of compact construction equipment and transportation equipment designed to be towed by light commercial vehicles for the transport of light loads or deliveries.

Compact Construction Equipment

Light-weight construction equipment which is designed to work on small commercial and residential projects including but not limited to track loaders, excavators, backhoe loaders, skid steers, and telehandlers.

Convenience Store

~~An~~ retail establishment of 5,000 square feet or less of floor area that sells food and other consumable and non-consumable products for off-premise use or consumption. Convenience stores may include the dispensing or sales of automobile personal vehicle fuels, lubricants, and accessories, but shall not include automobile personal vehicle repair or the sale of replacement parts.

Heavy Load Commercial Vehicle/Truck

A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) of greater than 11,000 pounds, such as tractor-trailers, buses, ~~vans,~~ and other similar vehicles. The term "truck" shall be construed to mean "Heavy Load Commercial Vehicle" unless specifically stated otherwise.

Light Load Commercial Vehicle

~~A self-propelled vehicle having no more than 2 axles such as pick-up truck or van but excluding recreation vehicles and vehicles designed for commercial hauling or for the moving of home furnishings and similar articles~~ a Manufacturer's Recommended Gross Vehicle Weight (GVW) of less than or equal to 11,000 pounds including, but not limited to, a pick-up truck or van. This definition excludes personal vehicles.

Merchandise Display

The outside exhibition of goods and materials for immediate sale or rental; and excluding the storage of vehicles, heavy machinery, or light commercial vehicles.

Motor Personal Vehicle

~~Any vehicle designed to carry one or more persons, which is propelled or drawn by mechanical power, such as automobiles, trucks, motorcycles, and buses. A movable device propelled or drawn by mechanical power designed to carry one or more persons, not to exceed 22 feet in length, such as automobiles, pick-up trucks, motorcycles, mopeds, all-terrain vehicles (ATVs), and golf carts. This definition excludes light and heavy commercial vehicles.~~

Motorcycle

A vehicle, other than a tractor, that is equipped with a rider's saddle and designed to have, when propelled, not more than 3-wheels on the ground. A usually 2-wheeled, self-propelled vehicle having one or 2 saddles or seats and which may have a sidecar attached. For purposes of this ordinance, motorbikes, motor scooters, mopeds, and similar vehicles are classified as motorcycles.

Motorcycle Sales/ & Service

The display, sale, ~~and~~-servicing, ~~including~~ and repair ~~work~~, of motorcycles.

Office (Showroom/Warehouse)

An establishment that primarily consists of sales offices and sample display areas for products and/or services delivered or performed off-premises. Catalog and telephone sales facilities are appropriate. Incidental retail sales of products associated with the primary products and/or services are permitted. Warehousing facilities shall be incidental to the primary use and shall not exceed 50% of the total floor area. This designation does not include service contractor ~~(with storage yard)~~.

Open Storage and Outside Display

The ~~storage or exhibition~~ keeping outside of goods, materials, containers, vehicles, trailers, or other equipment on a lot or tract.

Paved

A solid and continuously firm concrete or asphalt surface or other material approved by the Director of Engineering.

Recreational Vehicle (RV)

A portable vehicle designed for temporary or short-term occupancy and primarily intended for travel, recreational, and vacation usage. Recreational vehicles include, but are not limited to, boats and other marine vehicles, travel and tent trailers, pickup campers and shells, motorized travel units (motor homes), converted buses, and similar vehicles used for temporary portable housing or recreational use.

Recreational Vehicle Parking Lot/Garage

An area or structure designed for the ~~short or long term~~ parking of recreational vehicles for sale, distribution, or storage purposes.

Recreational Vehicle Sales & and Service

Retail sales, renting, leasing, and repair of new or pre-owned recreational vehicles.

~~Service Contractor (no storage yard)~~

~~Establishments whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis.~~

~~Service contractors may include, but are not limited to, plumbing, heating and air conditioning, construction, and landscape maintenance services with no outside storage of equipment, goods, and materials.~~

~~Service Contractor (with storage yard)~~

~~A service contractor with an open storage area for goods, materials, and equipment, including trailers designed to be towed, associated with the conduct of the business.~~

An establishment whose primary activity is the provision of services for the construction, maintenance, cleaning, or repair of buildings and properties on a fee or contract basis. Service contractors may include but are not limited to, plumbing, heating, and air conditioning, construction, and landscape maintenance services.

Restaurant (Drive-in)

An eating establishment where primarily food or drink is served to customers in ~~motor~~ personal vehicles or where facilities are provided on the premises which encourage the serving and consumption of food in ~~automobiles~~ personal vehicles on or near the restaurant premises.

Temporary Parking

Parking of an operable vehicle for a reasonable period of time considering the primary use of the lot and consistent with Article 16.

Theater (Drive-in)

An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in ~~automobiles~~ personal vehicles.

Trailer Rental

~~The display and offering for rent of trailers designed to be towed by light load vehicles.~~

Truck

A heavy load ~~commercial~~ vehicle unless specifically stated otherwise.

Truck Parking Lot

Area for parking heavy load commercial vehicles and/or trucks for sale, distribution, or storage purposes.

Truck Sales (Heavy Truck)

The display, sale, or rental of new or used heavy load commercial vehicles or trucks in operable condition.

Truck/Bus Leasing

The rental of new or used panel trucks, vans, trailers, recreational vehicles, or motor-driven buses in operable condition and where no repair work is done.

Truck/Bus Repair

An establishment providing major and minor ~~automobile~~ vehicle repair services to heavy load commercial vehicles.

Vehicle

A moveable device propelled or drawn by mechanical power designed to carry one or more persons or property.

Section 10.400 (R, Retail District) of Article 10 (Nonresidential Districts)

10.400 R, Retail District

.6 Special District Requirements

A. Automobile Vehicle Fueling Stations

For automobile vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

Section 10.500 (LC, Light Commercial District) of Article 10 (Nonresidential Districts)

10.500 LC, Light Commercial District

.1 Purpose

The LC district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. Some automobile vehicle-related uses and limited assembly, which address local service and employment opportunities are also included in LC districts.

.6 Special District Requirements

A. For automobile vehicle fueling stations, canopies shall be considered as an accessory structure and shall be included in all calculations of lot coverage. A maximum 30% of the lot may be covered by the primary and/or accessory structures.

Section 10.900 (CB-1, Central Business-1 District) of Article 10 (Nonresidential Districts)

10.900 CB-1, Central Business-1 District

.5 Special District Requirements

A. Miscellaneous

vii. For automobile vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures)

Section 10.1000 (CE, Commercial Employment District) of Article 10 (Nonresidential Districts)

10.1000 CE, Commercial Employment District

.6 Special District Requirements

A. Miscellaneous

ix. For automobile vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures)

C. Location of Uses

iii. Automobile Vehicle Fueling Station

- a. No automobile vehicle fueling station shall be located within 400 feet of any residential structure and no residential structure shall be located within 400 feet of any automobile vehicle fueling station.
- b. No automobile vehicle fueling station shall be located within 400 feet of any area zoned residential by the City of Plano or shown as residential on the then existing Land Use Plan of the City of Plano.
- c. Such distances shall be measured as the shortest possible distance in a straight line from the closest point of the automobile vehicle fueling station to the closest point of the residential structure or area, as the case may be. Notwithstanding the foregoing, such uses may be located in closer proximity by specific use permit.

Section 10.1100 (RC, Regional Commercial District) of Article 10 (Nonresidential Districts)

10.1100 RC, Regional Commercial District

.6 Special District Requirements

The design and orientation of buildings and related elements shall be in accordance with the following:

A. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and automobile vehicle or truck service bays shall be located a minimum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in *Article 16* and *Article 20*, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by increased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on specified

thoroughfares. Drive-ways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

Section 10.1200 (RE, Regional Employment District) of Article 10 (Nonresidential Districts)

10.1200 RE, Regional Employment District

.6 Special District Requirements

A. The design and orientation of buildings and related elements shall be in accordance with the following:

i. Loading docks or spaces, trash collection facilities (dumpsters, compactors, and related devices), and ~~automobile~~ vehicle or truck service bays shall be located a mini-mum of 100 feet from rights-of-way of Type C and above thoroughfares that form a boundary between an RE district and adjacent zoning districts. The Planning & Zoning Commission may require wing walls or other techniques to visually screen loading docks or spaces, trash collection facilities, and service bays from surrounding streets. In addition to the requirements for placement and screening of these facilities as outlined above and in *Article 16* and *Article 20*, any loading docks or spaces, trash collection facilities, or service bays which face toward the parallel Type C and above thoroughfares and which are not blocked from view by a building or other structure shall be screened by in-creased landscaping requirements. In such instances, a 50-foot landscape edge will be required for the full length of the lot or parcel under development. Earthen berms of at least 4 feet in height, as measured from the finished grade of the lot, shall be placed within the landscape edge. The berms shall have a maximum slope of 4 to 1, requiring at least 4 feet of horizontal width for every one foot in vertical height. The berms may be placed within the required front yard only when used to screen loading spaces, trash collection facilities, and service bays. The landscape edge shall include one 3-inch caliper shade tree and one ornamental tree (7-foot planted height) per 25 feet of frontage on the specified thoroughfare. Driveways may extend through the landscape edge if they meet the city's requirements for location, design, and traffic visibility.

Section 10.1400 (LI-1, Light Industrial-1 District) of Article 10 (Nonresidential Districts)

10.1400 LI-1, Light Industrial-1 District

.6 Special District Requirements

A. See Sec. 23.300 for provisions governing the use of metal and membrane building materials.

B. For ~~automobile~~ vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for ~~automobile~~ vehicle fueling stations)

Section 10.1500 (LI-2, Light Industrial-2 District) of Article 10 (Nonresidential Districts)

10.1500 LI-2, Light Industrial-2 District

.6 Special District Requirements

A. See Sec. 23.300 for provisions governing the use of metal and membrane building materials.

B. For gasoline ~~automobile~~ vehicle fueling stations, canopies shall be considered as an accessory structure and should be included in all calculations of lot coverage. (A maximum 30% of the lot may be covered by the primary and/or accessory structures for ~~automobile~~ vehicle fueling stations)

Section 13.500 (Yard Regulations) of Article 13 (Lot and Building Standards)

13.500 Yard Regulations

.2 Front Yard Regulations

J. ~~Automobile~~ Vehicle fueling station pump islands shall not be located closer than 39 feet to the front property line. Canopies for pump islands shall have a minimum setback of 20 feet from the front property line when the canopy thickness is 3 feet or less. An increased setback of 10 feet will be required for each additional foot or portion of a foot in excess of 3 feet.

Subsection 13.900.4 (Donation Containers) of Section 13.900 (Accessory Building Regulations) of Article 13 (Lot and Building Standards)

.4 Donation Containers

A. The use of donation containers for storage purposes is restricted per the following:

- i. Containers must not be located within any residential lot, required parking space, easement, or within building setbacks.**
- ii. Containers must be stored on a paved surface.**
- iii. The number of containers must not exceed two per lot or cover more than a maximum of 360 square feet, whichever is more restrictive.**

- iv. Containers must not exceed a maximum height of 6 feet unless part of an enclosed vehicular trailer, which may be a maximum of 14 feet.
- v. All goods and materials must be screened from view within the containers.

Section 14.100 (Residential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications)

14.100 Residential Districts Use Table

.2 The first column of the residential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader “use categories.” The use categories are as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
<u>Automobile Vehicle</u> and Related Uses	Auto <u>Vehicle</u> & Related
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg. & Ind.
Educational, Institutional, Public, and Special Uses	EIPS
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale

Motorcycle Sales / & Service	Auto Vehicle & Related																
Recreational Vehicle Parking Lot/Garage	Auto Vehicle & Related																
Recreational Vehicle Sales and & Service	Auto Vehicle & Related																
Service Contractor (no storage yard)	Service																
Service Contractor (with storage yard)	Service																
Storage, Open	EIPS																
Trailer/Mobile Home Display and & Sales	Service																

Section 14.200 (Nonresidential Districts Use Table) of Article 14 (Allowed Uses and Use Classifications)

14.200 Nonresidential Districts Use Table

.2 The first column of the nonresidential districts use table contains an alphabetical listing of use types. The second column of the use table assigns use types to broader “use categories.” The use categories are as follows:

Use Category	Abbreviation
Accessory and Incidental Uses	Accessory & Incidental
Automobile Vehicle and Related Uses	Auto Vehicle & Related
Commercial, Manufacturing, and Industrial Uses	Comm., Mfg., & Ind.
Educational, Institutional, Public, and Special Uses	EIPS
Office and Professional Uses	Office & Prof.
Primary Residential Uses	Primary Res.
Retail Uses	Retail
Service Uses	Service
Transportation, Utility, and Communications Uses	Trans., Utility, & Comm.
Wholesale Uses	Wholesale

Recreational Vehicle Sales and Service	Auto Vehicle & Related				S	S R							R	R
Service Contractor (no storage yard)	Service			P	P	P			P				P	P
Service Contractor (with storage yard)	Service				S								P	P
Storage, Open	EIPS			Z 24	Z 24	Z 24		Z 24	Z 24	Z 24	Z 24		P Z	P Z
Trailer/Mobile Home Display and Sales	Service												P	P

Section 14.300 (Use Table Notes) of Article 14 (Allowed Uses and Use Classifications)

The residential and nonresidential district use tables contain numbered notes that apply to some uses in some districts. The following table provides further explanation of those numbered notes

Number	End Note
7	Permitted as a primary use. See Article 19.
24	Allowed as a secondary use only to automobile and related uses as listed in the use table. Permitted as an accessory use to a primary use on the same lot. See Article 19.
25	Permitted in the CE district. (See Sec. 10.1000)
26	Permitted as an accessory use but not as a primary use.
28	Allowed by specific use permit as a primary use; allowed by right as an accessory use to other storage
31	Permitted as an accessory use to motel/hotel.
33	Fueling dispensing and/or car washing facilities associated with this use may be prohibited when in proximity to residential districts. See Residential Adjacency Standards of Article 21.
46	Dispensing of <u>automobile vehicle</u> fuels is not allowed.

Sections 16.500 (Parking Area Standards) of Article 16 (Parking and Loading)

16.500 Vehicle Parking and Storage Area Standards

- .1 Unless noted otherwise in this section, all required vehicle parking, storage spaces, and loading areas, together with driveways and maneuvering aisles, and additional parking areas ~~which are routinely and customarily used on a daily or weekly basis~~ shall be a paved with a concrete or asphalt surface. Driveways and maneuvering aisles associated with single-family residences, farms, dairies, and ranches within

the Agricultural and Estate Development zoning districts may be gravel construction. No minimum paving standard is required for parking areas for special events and seasonal sporting events or overflow parking beyond required parking for religious facilities. Paving and drainage shall be in accordance with city standards. Alternative pavement and drainage design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan per *Article 18*. Alternative pavement and drainage design shall be subject to approval by the City Engineer. All ~~parking areas~~ paved surfaces shall be maintained in good condition, free of potholes and other deterioration.

- .2 Except as noted above, any new vehicle parking or storage area construction or expansion of an existing vehicle parking or storage area shall be constructed of a paved surface ~~concrete or asphalt~~. Properties with existing parking areas not constructed of a paved surface ~~concrete or asphalt~~ shall conform to these requirements upon a change of property use or tenant. Alternative pavement and drainage design intended to improve storm water quality and/or intended to decrease storm water quantity will be considered if submitted as part of a site-specific storm water management plan per *Article 18*. Alternative pavement and drainage design shall be subject to approval by the City Engineer. Section 16.700 (Off-Street Parking Schedule) of Article 16 (Parking and Loading)

16.700.2 Off-Street Parking Schedule

D. The excess parking is in elevated or below-grade parking structures subject to area, yard, and bulk requirements in this ordinance.

Parking Space Schedule for Nonresidential Uses in all Districts Use

Use	Minimum Required Off-Street Parking
Fueling Station, <u>Automobile Vehicle</u>	Minimum of 6 spaces (No maximum number of parking spaces.)

Standards for Uses Listed in the Use Tables of Sec. 14.100 and Sec. 14.200, not Matched with a Parking Requirement Above

General Use Category	Parking Space Requirements
<u>Automobile Vehicle</u> and Related Uses	One space per employee plus one space per stored vehicle

Subsection 17.100.1 (Landscaping along Street Rights-of-Way) of Section 17.100 (Nonresidential Landscaping Requirements) of Article 17 (Landscaping and Tree Preservation)

17.100 Nonresidential Landscaping Requirements

.1 Landscaping along Street Rights-of-Way

- B.** ~~Automobile~~ Vehicle bumpers shall not overhang into the landscape edge. If the parking stalls adjacent to the landscape edge are 18 feet deep, an additional 2 feet of landscape area shall be required. The additional 2 feet of landscape area shall not be included in calculating the required landscape edge requirements. Article 19 (Open Storage and Outside Display)

This Article is to be deleted in its entirety and adopted as follows:

Article 19 Open Storage and Merchandise Display

- 19.100 General Requirements for Open Storage
19.200 Screening Requirements for Open Storage
19.300 General Requirements for Merchandise Display

19.100 General Requirements for Open Storage

- .1 Open storage must be designated on an approved site plan.
- .2 Open storage must not be placed:
- A. Within any required building setbacks;
 - B. Within parking spaces, fire lanes, easements, maneuvering aisles, customer pick-up lanes, or loading zones;
 - C. So as to obstruct visibility or interfering with pedestrian or vehicular circulation;
 - D. On the roof of any structure; and
 - E. So as to exceed the height of required screening, except for the open storage of living plants and trees.
 - F. At the front of the primary building in R and RC districts.
- .3 The maximum permitted area of open storage is as follows:

<u>Use</u>	<u>Maximum Storage Area</u>
<u>Accessory</u>	<u>5% of the total lot area or 20% of the main building gross floor area, whichever is more restrictive</u>
<u>Garden Center or Nursery</u>	<u>50% of the total lot area</u>
<u>Primary</u>	<u>90% of the total lot area</u>

- .4 Open storage must be screened as required in Sec. 19.200.
- .5 Open storage items must be stored on a paved surface, and associated access and maneuvering drives must be constructed of a paved surface. In LI-1 or LI-2 zoning districts, or for freestanding garden center and nursery uses, open storage items, except vehicles, may be placed on a gravel surface or similar permeable surface.
- .6 Restaurant uses may store a maximum of one cord of firewood in a rack, off the ground, placed immediately adjacent to the rear or side facade of the primary structure, not to exceed 4 feet in height. Firewood stored in accordance with the above requirements is not required to be screened.
- .7 Vehicle storage is open storage except when:
 - A. Temporarily parked in a parking space consistent with Article 16 on a lot with a permitted and directly associated primary use;
 - B. Fleet or rental vehicles are staged or stored on a lot with a permitted and directly associated primary use and consistent with the approved site plan;
 - C. Located at minor vehicle repair uses temporarily stored for a reasonable period of time considering the circumstances;
 - D. Operable vehicles for sale are staged or stored at vehicle dealer uses on a lot with a permitted vehicle dealer use consistent with the approved site plan.
- .8 Seasonal open storage must meet the requirements of the Itinerant Vendors ordinance where applicable.

19.200 **Screening Requirements for Open Storage**

- .1 Open storage must be screened as follows:
 - A. In the LI-1 and LI-2 districts, storage must be screened from the view of streets by the primary building, a masonry wall, and/or an irrigated evergreen living screen.
 - B. In all other districts, storage must be screened from view of streets and other properties by the primary building, a masonry wall, and/or irrigated evergreen living screen.
- .2 The height of a screening wall must be a minimum of 6 feet and maximum of 8 feet.
- .3 Plantings used for a landscape screen shall be placed so as to create at least a 6-foot tall solid screen within 2 years of their installation. All landscaping shall be

irrigated with an automatic sprinkler system and maintained in a healthy and growing condition.

- .4 Wood fencing and/or chain link with slats are not permitted methods of screening.
- .5 Gates at maneuvering aisles are not required to be of solid construction.
- .6 Masonry screening walls must be consistent in design, color, and materials with the primary building.
- .7 The Planning & Zoning Commission may waive these requirements if no public purpose would be served by the construction of a required screen, or natural features (i.e. vegetation or topography) exist that sufficiently screen the open storage.

19.300 General Requirements for Merchandise Display

- .1 Merchandise display must be placed within 10 feet of the front facade of the primary structure and must not exceed 4 feet in height.
- .2 If the items are placed on a sidewalk or other pedestrian area, a 6-foot wide pedestrian path must be maintained through and adjacent to the outside display area. The pedestrian path must be concrete or asphalt and may not be located within off-street parking areas, including parking spaces, fire lanes, easements, maneuvering aisles, customer pick-up lanes, and loading zones.
- .3 Nothing in this article shall prohibit temporary open storage of merchandise for display and sale during a sidewalk sale. A 4-foot wide clearance shall be provided along the public sidewalk and a 6-foot clearance shall be provided on the sidewalk around the building.
- .4 Seasonal merchandise display must meet the requirements of the Itinerant Vendors ordinance where applicable.

Section 21.300 (Definitions) of Article 21 (Residential Adjacency Standards)

21.300 Definitions

Vehicular Service Bays

Any partially or fully enclosed space used for major or minor automobile vehicle repair, truck and bus repair, or similar activities.

Individual Service Speakers

Speakers used to conduct business with individual customers outdoors or in a partially enclosed structure including, but not limited to:

- Drive-through payment windows,
- Drive-through restaurant ordering boards,

- Automobile Vehicle fueling station pump islands, and
- Car washes.

FOR CITY COUNCIL MEETING OF: July 24, 2017 (To view the agenda for this meeting, see www.plano.gov)

PUBLIC HEARING - ORDINANCE

EM/amc

xc: City of Plano
Wayne Snell, Permit Services Manager