
SECTION 1107.08 OUTSIDE STORAGE: RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES.

1107.08 SUBD. 1. STORAGE REQUIRED: RESIDENTIAL.

1. All outside storage of materials and equipment for residential uses shall be stored within a building or fully screened so as not to be visible from adjoining properties, except for the following:
 - A. Clothes line pole and wire.
 - B. Not more than two (2) recreational vehicles and equipment.
 - C. Construction and landscaping material currently being used on the premises.
 - D. On and off-street parking of currently registered and operable passenger vehicles and trucks not exceed a gross weight of nine thousand (9,000) pounds.
 - E. Lawn furniture or furniture used and constructed explicitly for outdoor use.
 - F. Rear or side yard exterior storage of firewood for the purpose of consumption only by the person or persons on whose property it is stored.
2. Restrictive covenants within subdivisions may be more restrictive than this Section.

1107.08 SUBD. 2. CONDITIONS: COMMERCIAL AND INDUSTRIAL.

1. Except as allowed by district use provisions, outside storage of equipment, materials and inventory as a principal or accessory use for commercial and industrial uses shall require a conditional use permit subject to the provisions of Section 1103.08 of this Ordinance and all non-residential outside storage shall conform to the following conditions:
 - A. The area occupied is not within a required front or required side yard.
 - B. The storage area is totally fenced, fully screened and landscaped as defined according to Section 1107.03 of this Ordinance.
 - C. If abutting a residential district or use, screening and landscaping is provided according to a plan approved by the City Council.
 - D. The storage area is grassed or hard surfaced to control dust. Should a grassed surface prove to be unmaintainable, the City shall require that a hard surface be installed within three (3) months of formal written notice to the property owner.
 - E. All lighting shall be hooded and so directed that the light source shall not be visible from the public right-of-way or from neighboring residences and shall be in compliance with Section 1107.01 Subdivision 3 of this Ordinance.
 - F. The storage area does not encroach upon parking space, loading space or snow storage area as required by this Ordinance.
 - G. A site plan documenting the location and grading of the storage operation shall be submitted and shall be subject to the approval of the City Engineer.

2. Passenger automobiles and trucks in Residential, Industrial, and Commercial districts not currently licensed by the State, or which are because of mechanical deficiency, incapable of movement under their own power, parked or stored outside for a period in excess of thirty (30) days are considered junk or refuse and shall be disposed of.