

**ORDINANCE NO. 791**

**AN ORDINANCE CONCERNING OUTDOOR STORAGE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DACONO, COLORADO:**

**Section 1.** Chapter 16, Zoning, of the Dacono Municipal Code is hereby amended by a new Article 28 to read as follows:

**ARTICLE 28**

**Outdoor Storage**

**Sec. 16-650 Purpose and intent.**

**Sec. 16-651 Definitions.**

**Sec. 16-652 Requirements, limitations, and procedure for approval.**

**Sec. 16-650 Purpose and intent.**

The purpose of these regulations is to provide adequate and convenient areas for outdoor storage and display of materials, merchandise, and equipment and for outdoor activities in commercial and industrial zones. The intent of these regulations is to minimize visual impacts to adjacent properties and from public rights-of way.

**Sec. 16-651 Definitions.**

For the purpose of this Article, the following terms shall have the following meanings:

*Display Area* means the area used for display of merchandise or goods available for purchase from the business located outside of a building. Said use shall be allowable only as an accessory to the primary use of the establishment.

*Outdoor Storage* means the keeping of any inventory, goods, material, or merchandise, including raw, semi-finished, and finished materials for any period of time, and as an accessory to the primary use of the establishment, typically retail. Storage related to a residential use, required vehicular parking areas, nurseries, and the sale of automobiles or other vehicles shall not be considered such.

**Sec. 16-652 Requirements, limitations, and procedure for approval.**

Outdoor storage shall only be permitted as an accessory use through the Site Plan process set forth in Article 24 of this Chapter, and shall meet all of the following requirements and be subject to all of the following limitations:

(1) In no case shall the storage or parking of trailers, boats, RV recreational vehicles, vehicles, semi-trailers, cargo containers or shipping containers outdoors, or the warehousing of goods in such containers, be permitted as a principal use.

(2) Each outdoor storage area shall be screened from view from all property lines and adjacent right-of-ways by an opaque fence or wall between 6 and 8 feet in height that incorporates at least 1 of the predominant materials and 1 of the predominant colors used in the primary structure. Fencing may exceed 8 feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence necessary to effectively screen the area.

(3) Materials may not be stored higher than the height of the primary structure.

(4) If the outdoor storage area is covered, then the covering shall include at least 1 of the predominant exposed roofing colors on the primary structure.

(5) No flammable or explosive liquids, solids, or gases shall be stored in bulk above ground if they exceed the currently adopted Fire Code requirements. Flammable liquids or gases in excess of 1,000 gallons shall be stored underground. High pressure gases or liquids whether flammable or inflammable shall be stored above ground and shall meet all applicable laws and regulations.

(6) No materials in a display area may be stored in areas intended for vehicular or pedestrian circulation.

(7) No outdoor retail display area shall be located in a required landscaped or buffer yard area.

(8) Landscaping shall conform to Chapter 16, Article 28 Landscaping Design Standards.

**Section 2.** Section 16-170(7) is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

(7) Motor vehicles, ~~display~~, sales and servicing;

**Section 3.** Section 16-170 is hereby amended to delete subsection (17):

~~(17) Off street parking lots.~~

**Section 4.** Section 16-180(6) is hereby amended to read as follows (words to be deleted ~~stricken~~; words to be added underlined):

(6) Motor vehicles, ~~display~~, sales and servicing;

**Section 5.** Section 16-180 is hereby amended to delete subsection (16):

~~(16) Off street parking lots.~~

**Section 6.** Section 16-200 is hereby amended to delete subsection (10):

~~(10) Freight yards and truck terminals.~~

**Section 7.** Section 16-200 is hereby amended to delete subsection (12):

~~(12) Lumber and coal yards.~~

**Section 8.** If any section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.


**Section 9.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, ADOPTED ON FIRST READING, AND ORDERED PUBLISHED AND POSTED BY TITLE this 12th day of January, 2015.**

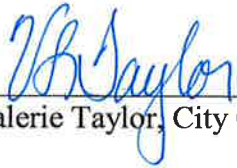
**PUBLIC HEARING AND SECOND READING WILL BE THE 26th day of January, 2015, AT 6:00 P.M. AT DACONO CITY HALL, 512 CHERRY STREET, DACONO, CO.**

**READ, ADOPTED ON SECOND READING, APPROVED, SIGNED, AND ORDERED PUBLISHED BY TITLE this 26th day of January, 2015.**

CITY OF DACONO, COLORADO

  
\_\_\_\_\_  
Charles Sigman, Mayor

ATTEST:

  
\_\_\_\_\_  
Valerie Taylor, City Clerk

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Summary of Ordinance No. 791, **“AN ORDINANCE CONCERNING OUTDOOR STORAGE.”**  
Revises the City’s zoning code to incorporate design standards and requirements for outdoor storage, and limit the types of such storage within certain zone districts.