ATTACHMENT D

STAFF RECOMMENDED CHANGES TO SECTIONS 5.1.51 AND 5.1.52

Sec. 5.1.51 - Outdoor activities in industrial districts.

Except as otherwise expressly permitted for a particular use, each use permitted by right or by special use permit in an industrial district shall be subject to the following:

a. All manufacturing, compounding, assembling, processing, packaging, or other industrial or business activity shall be conducted within a completely enclosed building.
b. No outdoor activity, including the location of internal access roads, shall be established, conducted or used within 100 feet of a residential or agricultural district.
c. No activity shall be conducted outdoors between 7:00 p.m. and 7:00 a.m.
d. Special exceptions may only be granted after notice to abutting property owners.

Sec. 5.1.52 - Outdoor storage in industrial districts. Except as otherwise expressly permitted for a particular use, the outdoor storage of parts, materials and equipment in an industrial district shall be subject to the following:

a. Storage areas ~~shall~~ must be fully screened. Screening shall consist of a planting strip, existing vegetation, berm, a solid wall or fence, or a combination thereof, to the reasonable satisfaction of the agent. screened ~~by a solid wall or fence, including solid entrance and exit gates, not less than seven feet nor more than ten feet in height~~.
b. ~~No wall or fence screening a storage area shall encroach into a sight distance triangle.~~ The parts, materials and equipment stored in a storage area shall not be stacked higher than provided screening. ~~than the screening wall or fence.~~
c. No outdoor storage shall be located within 50 feet of a residential or agricultural district.
d. The outdoor storage of recyclable materials, other than inert materials, at a recycling collection or recycling processing center is prohibited. The outdoor storage of inert materials must comply with the following:
    i. No storage of inert materials shall be located closer than 100 feet to any lot line.
    ii. Trees and vegetation within the 100 foot setback shall be maintained as a buffer to abutting properties
e. Special exceptions may only be granted after notice to abutting property owners.