

Accessory Outside Display of Merchandise

City Council Quality of Life Committee

January 8, 2007



Purpose of Briefing

- Council requested a briefing on current outside display provisions
- Determine if any changes are appropriate to outside display provisions



Key Focus Areas Effected

- Economic Development
 - Potential advantage to individual small businesses
 - Potential negative impact on surrounding businesses and ability to attract other businesses
- Neighborhood Quality of Life
 - Potential negative impact on surrounding neighborhoods
 - Potential to create a unique pedestrian environment



Perceived Issues and Concerns

■ Merchant Issues

- Competitive disadvantage with other areas
- Impacts ability to attract potential customers
- Tradition of businesses in a particular area
- Furniture merchants treated differently

■ Concerns with Outside Display of Merchandise

- Perception of clutter on street
- Can negatively impact image of area
- May discourages other businesses from locating in area
- Can inhibit access and take up required parking



Outside Display Examples



Outside Display Examples



General Standards for All Accessory Uses

- An accessory use must be a use customarily incidental to a main use.
- Except as otherwise provided in this article, an accessory use must be located on the same lot as the main use.
- Except as otherwise provided in this article, accessory uses are subject to the following area restrictions: If the use is conducted outside, it **may not occupy more than five percent of the area of the lot** containing the main use. If the use is conducted inside, it may not occupy more than five percent of the floor area of the main use. Any use which exceeds these area restrictions is considered to be a separate main use



Specific Standards for Accessory Outside Sales and Display

- Definition: The outside placement of merchandise for sale for a continuous period less than 24 hours.
- District restrictions: This accessory use is not permitted in residential, NO(A), LO(A), and MO(A) districts.
- Required off-street parking: None.
- Required off-street loading: None.

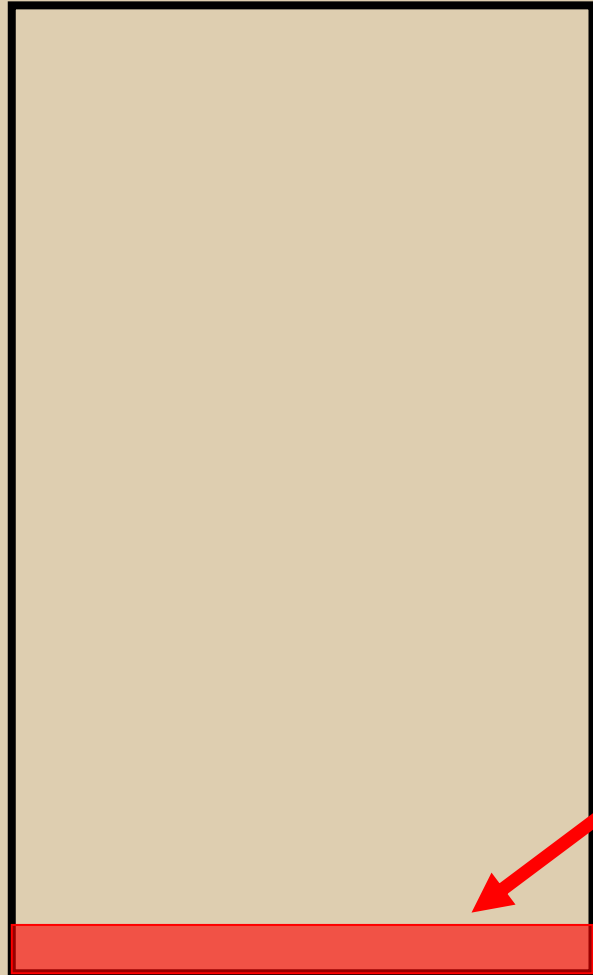


Additional Provisions for General Retail and Furniture Store Uses

- The outside sale, display, or storage of furniture is prohibited, except for furniture that is:
 - customarily used outside; and
 - made of a material that is resistant to damage or deterioration from exposure to the outside environment



Examples of 5 Percent of Lot Area



5,000 s/f lot – 250 s/f of display area

10,000 s/f lot – 500 s/f of display area

5 percent



Examples of 5 Percent of Lot Area



Options

- No Change
- Permit outside display of furniture but limit number of items
- Restrict outside display area to an area adjacent to a building



Staff Recommendation

No Change to outside display provisions



Discussion

