

Accessory Outside Display of Merchandise

City Council Quality of Life Committee

February 12, 2007



Purpose of Briefing

- On January 8, 2007, the Quality of Life Committee requested amendments be brought back to:
 - Allow outside display of furniture for limited time periods (weekends)
 - Regulate outside display of certain goods such as appliances



Key Focus Areas Effectuated

- 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



General Standards for All Accessory Uses

- Must be customarily incidental to a main use.
- Must be located on the same lot as the main use.
- 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.



Special Standards for Certain Uses

- Home Improvement Center / Building Materials
 - Outside sales, display, storage may be 25 percent of lot area
- Nursery / Garden Shop
 - Outside sales, display, storage may be 100 percent of lot area
- Vehicle Sales and Display
 - Outside sales, display, storage may be 100 percent of lot area



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



Proposed Amendments

- Permit outside display of furniture on Saturday and Sunday
- Limit to a maximum of 5 individual furniture items
- Treat outside display of appliances identically to furniture
- Define indoor heavy appliances to be inclusive of refrigerators, water heaters, stoves, ovens, clothes washers and dryers, and dishwashers
- Limit outside display area to 10 percent of building area or 5 percent of lot area, which ever is less.



Additional Request by Vendors

- Permit limited outside display of furniture, 2 to 3 items, on weekdays (smaller vendors may not be open on Sundays)



Zoning Ordinance Advisory Committee Comments

- Outside display area limitations for general merchandise and furniture store uses should be based on area of structure, not lot area.
- Hour limitations should be more restrictive
- General concerns with the appropriateness of outside display of merchandise



Next Steps

- Zoning Ordinance Advisory Committee
- City Plan Commission
- City Council



Discussion

