DATE: January 7, 2014

TO: Members of the Quality of Life and Environment Committee:
Dwaine Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano, Rick
Callahan, Carolyn Davis, Lee Kleinman

SUBJECT: Screening of Outside Storage

On January 13, 2014 you will briefed on proposed code amendments to
provisions regulating outside storage. The proposed amendments focus on
the need for screening of outside storage in a more consistent manner,
particularly along major thoroughfares. The proposed amendments have
been recommended for approval by the City Plan Commission.

Theresa O’Donnell
Interim Assistant City Manager

c: A.C. Gonzalez, Interim City Manager
  Warren M.S. Ernst, City Attorney
  Rosa Rios, City Secretary
  Craig Kinton, City Auditor
  Judge Daniel Solis, Administrative Judge
  Ryan S. Evans, Interim First Assistant City Manager
  Jill A. Jordan, P.E., Assistant City Manager
  Forest E. Turner, Assistant City Manager
  Joey Zapata, Assistant City Manager
  Charles M. Cato, Interim Assistant City Manager
  Jeanne Chipperfield, Chief Financial Officer
  Frank Librio, Public Information Officer
  David Cossum, Interim Director Sustainable Development and Construction
  Rick Galceran, Director, Public Works
  Elsa Cantu, Assistant to the City Manager – Council Office

"Dallas, The City That Works: Diverse, Vibrant and Progressive"
Screening of Outside Storage
Amendments to Outside Storage Use Provisions

City Council Quality of Life & Environment Committee
January 13, 2014
Purpose

• Update the committee on the status of proposed amendments to screening requirements

• Receive direction from the committee on identified topics
Background

- Zoning Ordinance Committee looked at amendments to screening requirements for outside storage as a principal use.
- City Plan Commission recommended approval of those amendments.
- Staff has identified other uses that may need to be addressed in relation to screening requirements.
Issue

• Are current screening requirements adequate
  – Should screening be required in IM districts along thoroughfares and adjacent to districts which require screening?
  – Should stacking height be limited?
  – Should fence material be defined in more detail?
  – Should maintenance standards be adopted?
  – Should a landscape buffer be required between screening and thoroughfares?
  – Should outside storage as a primary use be allowed in the CA (Downtown zoning district)?
Current Requirements

Outside Storage as a primary use
(greater than 5 percent of lot area)
- Allowed by right in CS, IR, IM, CA Districts
- Screening required in all districts except IM
- Metal not a permitted screening material
## Current Requirements

### Additional Land Uses with an Outside Storage Component

<table>
<thead>
<tr>
<th>Use</th>
<th>SUP Required</th>
<th>Screening Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory outside storage (less than 5 % of site)</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Building movers temporary storage yard</td>
<td>Always</td>
<td>Yes*</td>
</tr>
<tr>
<td>Contractors maintenance yard</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>Industrial outside</td>
<td>Sometimes</td>
<td>Sometimes</td>
</tr>
<tr>
<td>Metal salvage facility</td>
<td>Always</td>
<td>Yes*</td>
</tr>
<tr>
<td>Organic compost recycling facility</td>
<td>Sometimes</td>
<td>No</td>
</tr>
<tr>
<td>Outside salvage or reclamation</td>
<td>Always</td>
<td>Yes*</td>
</tr>
<tr>
<td>Recycling buy-back center</td>
<td>Sometimes</td>
<td>No</td>
</tr>
<tr>
<td>Sand, gravel or earth sales and storage</td>
<td>Sometimes</td>
<td>No</td>
</tr>
<tr>
<td>Vehicle storage lot</td>
<td>Sometimes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

* Metal allowed as a screening material
Current Requirements

Screening materials

- Fences and walls must be brick, stone, concrete masonry (CMU), stucco, concrete panels, or wood
- Berm, planted with turf or ground cover with a slope not greater than one foot of height for each two feet or width
- Landscaping – evergreen plant material capable of reaching a solid appearance within 3 years
- Any combination of the above materials
- Must not be less than 6 feet in height
Current Requirements

Other areas required to be screened

- Rear or service side of a non-residential building in a residential district exposed to a residential use
- Garbage storage areas
- Parking serving a non-residential use contiguous to a residential use or vacant lot in a residential district
- Parking serving a multifamily use contiguous to a residential use or vacant lot in a single family or duplex district
Current Requirements

Exceptions to screening requirements

• Board of Adjustment, except as noted below, can consider exceptions to the screening height requirements when in the opinion of the Board it will not adversely affect neighboring property.

• Board of Adjustment may not grant an exception to the screening height requirements for parking but may consider it as a variance (applicant must demonstrate a unique physical hardship on the site necessitating the variance).

• Waiver of screening requirements may be incorporated into a planned development district (requires City Council approval).
Outside Storage
Other Uses with an Outside Storage Component

Organic Compost Recycling Facility

Outside Salvage and Reclamation
Example Corrugated Metal
Other Uses with an Outside Storage Component

Outside Salvage or Reclamation
(Cedars West Planned Development District with specific standards)
Example Concrete Masonry
Examples

Chain Link Fence With Slats

Need for Maintenance Provisions
CPC Recommendation

- Strike outside storage as a permitted main use in the CA district
- Require outside storage to be screened in an IM district when:
  - Visible and within 200 ft of a thoroughfare
  - Visible and within 200 ft of property not zoned IM
- Limit maximum stacking height to
  - 12 feet or no higher than screening fence when within 40 feet of fence
  - 30 feet if within 200 ft of a thoroughfare or adjoining property
CPC Recommendation

- Add landscape buffer requirement when screening fence is visible and within 200 ft of right-of-way
  - Alternative irrigation may be approved by director
- Add fence maintenance provision
  - Fences cannot be out of vertical alignment
  - Damaged or broken fence elements must be repaired or replaced
  - Fences must be painted or finished in a consistent manner
- Set compliance period of 5 years from date of adoption
CPC Recommendation
Stacking Height Diagram

MIN. 6-FT TALL SCREEN

10 FT Landscape Buffer Strip

R-O-W

40 FT

P/L

MAX. STACKING HEIGHT IS 30-FT*

MAX. STACKING HEIGHT OF OPEN STORAGE IS 12-FT OR NO HIGHER THAN HEIGHT OF SCREENING, WHICHEVER IS LESS

200 FT.

200 FT. OR MORE

NO MAX. STACKING HEIGHT
Considerations

• Requiring screening in IM districts only on designated thoroughfares (should screening be required along all street right-of-ways)
• Setback requirements to increase height
• Maximum stacking height requirements
• Compliance date
Considerations

• Permit corrugated metal fencing as a screening material provided it’s incorporated into a uniform fence design with a concrete footer and cap along the entire length of fence.

• Compliance date. Is 5 years acceptable?

• Should compliance date apply to:
  – Landscaping?
  – Screening?
  – Stacking Height?
Next Steps

• Direction to city staff on:
  – Whether to expand proposed amendments to screening requirements to include other uses with outside storage components
  – Compliance time frame and compliance items
  – Stacking height
Appendix

Survey of other cities screening requirements
<table>
<thead>
<tr>
<th>City</th>
<th>Screening Required</th>
<th>Min. Screening Height</th>
<th>Stacking Height</th>
<th>Screening Materials</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington</td>
<td>Yes. From public streets and from adjoining property not zoned Light Industrial or Industrial Manufacturing</td>
<td>8 ft.</td>
<td>No materials may be stacked above the top of the screening device</td>
<td>Wood, Masonry Units or Corrugated Metal</td>
</tr>
<tr>
<td>Cedar Hill</td>
<td>Yes. From public streets</td>
<td>7 ft. or 1 ft. above the top of the storage materials, whichever is taller</td>
<td>None Specified</td>
<td>Masonry Wall, Berm, Planting enclosure</td>
</tr>
<tr>
<td>Desoto</td>
<td>Yes (In Commercial District – 2) from public view</td>
<td>6 ft.</td>
<td>No materials may be stacked above the top of the screening device</td>
<td>Solid Masonry, Chain Link (with solid landscape screening), or Wrought Iron (with solid landscape screening)</td>
</tr>
<tr>
<td>Duncanville</td>
<td>Yes. At property line (adjacent to area to be screened)</td>
<td>6 ft.</td>
<td>None Specified</td>
<td>Solid Brick or Masonry; Vinyl; Chain Link (with solid landscape screening. Slats, fabric or other materials woven or attached to chain link fences shall not be permitted); Wrought Iron (with solid landscape screening)</td>
</tr>
<tr>
<td>City</td>
<td>Screening Required</td>
<td>Min. Screening Height</td>
<td>Stacking Height</td>
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<td><strong>Garland</strong></td>
<td>Yes. From public streets and adjacent residential districts</td>
<td>6 ft.</td>
<td>None Specified</td>
<td>Masonry Walls; Earthen Berms (vegetated with lawn grass or groundcover within 2 years); Live Screening (hedgerow of evergreen shrubs that will grow to or exceed the min. height planted in a minimum 3-ft wide bed)</td>
</tr>
<tr>
<td><strong>Town of Sunnyvale</strong></td>
<td>Yes. From public ROW and from adjacent property</td>
<td>6 ft. or 8 ft. (next to residential uses)</td>
<td>None Specified</td>
<td>Chain Link with ¼” slats (allowed in industrial districts); Solid Masonry (adjacent to residential); Landscaped Berms; Living Fence (a combo of planted materials and fencing that forms an opaque screen at least 6-ft tall in two growing seasons)</td>
</tr>
<tr>
<td><strong>Lancaster</strong></td>
<td>Yes. From public streets &amp; open space; from abutting residential and from NS, R, CS, CBD or RT districts</td>
<td>Height of what is being stored</td>
<td>No materials may be stacked above the top of the screening device</td>
<td>None Specified</td>
</tr>
<tr>
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<tr>
<td>Mesquite</td>
<td>Yes. On front and exterior property lines; rear or interior property lines</td>
<td>6 ft.</td>
<td>No materials may be stacked above the top of the screening device or 8 ft., whichever is less</td>
<td>Wood; Masonry; or Chain Link with ¼” slats</td>
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<tr>
<td></td>
<td>(adjacent to zones that do not allow outdoor storage);</td>
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<td></td>
<td>and any side open to public view</td>
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<tr>
<td>Plano</td>
<td>Yes. From the view of adjacent streets and adjacent properties</td>
<td>6 ft. – 8 ft.</td>
<td>Stacking height may not exceed the height of screening</td>
<td>Masonry; or chain link or ornamental fencing in combination with a landscape screen; or a solid evergreen shrub landscape screen without a fence or wall-evergreen shrubs shall be placed so as to create at least a 6ft tall solid screen within two years of their installation with proper irrigation plans.</td>
</tr>
<tr>
<td>San Antonio</td>
<td>Yes. From street view and adjacent residence, office, and commercial districts to</td>
<td>6 ft.</td>
<td>No materials may be stacked above the top of the screening device</td>
<td>Fences or walls shall be 100% opaque and solid; fences may be of ½ inch thickness and of wood, precast concrete, metal, or wrought iron with an adjoining hedge which provides an opaque barrier; Corrugated and galvanized steel or metal sheets shall not be permitted. Walls may be concrete, concrete block with stucco finish, masonry, stone or a combination of these materials. Solid landscaping within the buffer yard to completely screen the use.</td>
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<td>a height commensurate with the location and height of the proposed storage</td>
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<td>Fort Worth</td>
<td>Yes. Storage must be surrounded by a screen fence min of 6ft; in order to screen the storage from public view</td>
<td>6 ft. – 8 ft.</td>
<td>No materials may be stacked above the top of the screening device</td>
<td>Landscape buffer yard that’s 20 feet wide, irrigated and shall be provided with three-inch caliper trees with a mature height of 25 feet planted every 20 feet in an overlapping pattern such that the canopy creates a solid visual screening at maturity and live ground cover; Along with an 8 foot masonry wall constructed of brick, stone, split block or concrete cast to simulate such materials.</td>
</tr>
<tr>
<td>Richardson</td>
<td>Not permitted as a principal use</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Grand Prairie</td>
<td>Yes. With a setback of 25ft from any street right-of-way line.</td>
<td>6 ft.</td>
<td>Concealed from eye-level public view from all areas of a public street r-o-w and from eye-level public view of any residentially zoned property.</td>
<td>Solid masonry wall consisting of brick with decorative stone pilasters every 50 ft., cast stone to be used as a cap at walls, columns and pilasters; or if adjacent to any different land use, the screening wall shall be a solid cement fiberboard wall or a wood screening fence.</td>
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