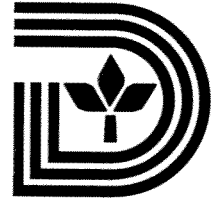


# Memorandum



CITY OF DALLAS

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 be 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.

A handwritten signature in black ink, appearing to read 'Theresa O'Donnell'.

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 Libro, 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

# 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

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

\* 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



## Example Corrugated Metal



# Other Uses with an Outside Storage Component



# Example Concrete Masonry



# Examples





# CPC Recommendation

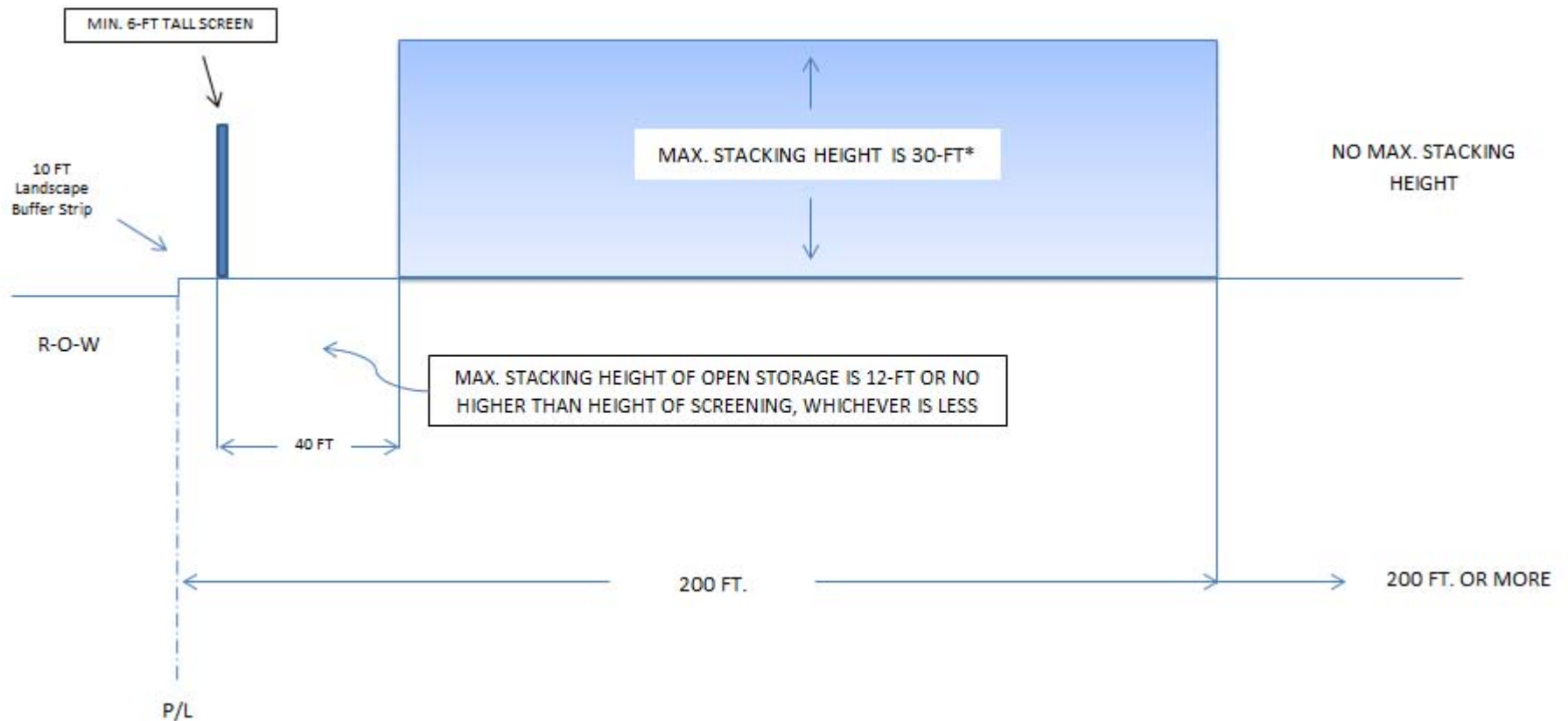
- Strike outside storage as a permitted main use in the CA district
- Require outside storage to be screened in an IM district when:
  - Visible and within 200 ft of a thoroughfare
  - Visible and within 200 ft of property not zoned IM
- Limit maximum stacking height to
  - 12 feet or no higher than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



# 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

## Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
<b>Arlington</b>	Yes. From public streets and from adjoining property not zoned Light Industrial or Industrial Manufacturing	8 ft.	No materials may be stacked above the top of the screening device	Wood, Masonry Units or Corrugated Metal
<b>Cedar Hill</b>	Yes. From public streets	7 ft. or 1 ft. above the top of the storage materials, whichever is taller	None Specified	Masonry Wall, Berm, Planting enclosure
<b>Desoto</b>	Yes (In Commercial District – 2) from public view	6 ft.	No materials may be stacked above the top of the screening device	Solid Masonry, Chain Link (with solid landscape screening), or Wrought Iron (with solid landscape screening)
<b>Duncanville</b>	Yes. At property line (adjacent to area to be screened)	6 ft.	None Specified	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)



## Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
<b>Garland</b>	Yes. From public streets and adjacent residential districts	6 ft.	None Specified	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)
<b>Town of Sunnyvale</b>	Yes. From public ROW and from adjacent property	6 ft. or 8 ft. (next to residential uses)	None Specified	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)
<b>Lancaster</b>	Yes. From public streets & open space; from abutting residential and from NS, R, CS, CBD or RT districts	Height of what is being stored	No materials may be stacked above the top of the screening device	None Specified

## Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
<b>Mesquite</b>	Yes. On front and exterior property lines; rear or interior property lines (adjacent to zones that do not allow outdoor storage); and any side open to public view	6 ft.	No materials may be stacked above the top of the screening device or 8 ft., whichever is less	Wood; Masonry; or Chain Link with ¼" slats
<b>Plano</b>	Yes. From the view of adjacent streets and adjacent properties	6 ft. – 8 ft.	Stacking height may not exceed the height of screening	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.
<b>San Antonio</b>	Yes. From street view and adjacent residence, office, and commercial districts to a height commensurate with the location and height of the proposed storage	6 ft.	No materials may be stacked above the top of the screening device	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.

## Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
<b>Fort Worth</b>	Yes. Storage must be surrounded by a screen fence min of 6ft; in order to screen the storage from public view	6 ft. – 8 ft.	No materials may be stacked above the top of the screening device	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.
<b>Richardson</b>	Not permitted as a principal use	N/A	N/A	N/A
<b>Grand Prairie</b>	Yes. With a setback of 25ft from any street right-of-way line.	6 ft.	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.	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.