



## Town Council Agenda Report

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Date: September 10, 2019 Item No. 10  
To: Honorable Mayor and Town Council  
Subject: DISCUSSION OF FENCING OF OUTSIDE STORAGE AND USE  
OF CARGO CONTAINERS IN COMMERCIAL AND INDUSTRIAL  
ZONES  
From: Douglas Robertson, Town Manager  
Submitted by: Lori Lamson, Assistant Town Manager  
Budgeted Item:  Yes  No  N/A

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### RECOMMENDED ACTION:

Receive and provide direction.

### SUMMARY:

On May 10, 2019, the Town Council and Planning Commission held a joint workshop to discuss issues pertaining to the Development Code regarding non-residential development. At that meeting, the issue of fencing of outside storage and the use of cargo containers was briefly mentioned, but definitive direction was not provided to staff. The purpose of this discussion is to provide staff with information necessary to assist the Planning Commission in further deliberation of these topics and form a recommendation for the Town Council to consider. Part of this discussion may be to modify or to leave the current Development Code regulations in their current state.

### BACKGROUND:

Outdoor storage yard/facilities including but not limited to boats, RV's, trucks, mini storage and equipment/supplies on a developed lot are conditionally permitted in the C-G, C-S, C-V and M-U zones. However, the equipment must be screened by a solid decorative block or stucco wall. The only exception to the fencing material is in the C-S and C-V zones, where for the purposes of security, open fencing with pilasters and metal rails or pickets may be used. No barbed wire, razor wire or chain link is permitted. The Code definitively states in Section 9.35.080.B "Visible Storage",

"no visible storage of motor vehicles (except display areas for sales or rental(s), trailers, airplanes, boats, recreational vehicles, or their composite parts; loose rubbish, garbage, junk, or their receptacles; or building materials on any portion of a lot. And no storage shall occur on a vacant parcel."

In addition to these zones, outside storage in the North Apple Valley Industrial Specific Plan (NAVISP) is also required to be screened from the public right-of-way with a solid decorative block wall, compatible with the main structure. Chain link is permitted in the interior side yard and rear, provided that it is not adjacent to a public right of way.

Cargo containers are only permitted in the C-V zone subject to a minor Development Permit, in the rear of the building, not visible from the public right of way. A maximum of 2 containers must be painted to compliment the primary building on site. Cargo containers are not allowed in any other zone in Town.

Does the Town Council want to see changes to any of the following:

1. Requiring solid decorative block or stucco walls to screen storage;
2. Allow for the exception in the C-S and C-V zone where storage can be screened with open fencing with pilasters and metal rails or pickets;
3. Continue to not allow storage on vacant lots;
4. Maintain the description of "Visible Storage";
5. Continue to not allow chain link fencing, with or without slats, to screen storage on developed lots;
6. Continue to not allow razor wire and barbed wire, with the exception of law enforcement tow yards;
7. Allow the use of chain link on interior side yards and rear yards, not adjacent to public rights of way in the NAVISP. But still require solid block or decorative walls to screen storage adjacent to the rights of way on frontages and street side yards, and,
8. Limit the use of cargo containers to only the C-V district, allowing a maximum of 2 and require them to be in the rear yard and painted to match the main structure.

**Fiscal Impact:**

Not Applicable