



## REPORT TO PLANNING COMMISSION CITY OF COLLINSVILLE

<b>APPLICATION NUMBER(S)</b>	TA 26-04
<b>APPLICATION NAME:</b>	Outdoor Storage (Text Amendment)
<b>APPLICANT NAME:</b>	City of Collinsville 125 South Center Street Collinsville, IL 62234
<b>APPLICANT'S REQUEST:</b>	A City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to permissibility and standards for outdoor storage as an accessory use.
<b>COMMISSION MEETING DATE:</b>	April 9, 2026
<b>CASE MANAGER:</b>	Caitlin Rice, AICP, Senior Planner
<b>RECOMMENDATION:</b>	<b>APPROVAL</b>

### REQUEST

The City of Collinsville has initiated a request to amend the following sections of *Title 17—Zoning of the City's Code of Ordinances* as it relates to exterior building materials for multifamily buildings. The intent of this amendment is to remove the planned district requirement for outdoor storage, expand permissibility and strengthen supplementary regulations. The following section is proposed to be amended:

*Section 17.060.100—Outdoor Storage—Accessory use*

*Section 17.050.010—Use table*

### BACKGROUND

The City is seeking to adopt a Text Amendment that will revise the Zoning ordinance to reduce barriers for businesses to utilize outdoor storage and clarify outdoor storage requirements.

This request is spurred due to countless requests for Planned Districts primarily to outdoor storage in higher intensity commercial districts such as CP-1, BP-3 and BP-4. Outdoor storage is a common request for certain business types, such as contractors, large retail stores, warehousing and distribution uses.

The Zoning Ordinance currently only permits outdoor storage in the HP-1, CP-1, CP-2, BP-1, BP-2, BP-3, BP-4, as 'Planned Uses' requiring a rezoning to a Planned District, with the exception of the M-1 District, permitted by right. The majority of outdoor storage requests are located in the B-4, CP-1, BP-3 and BP-4 districts. B-4 District is commonly used for smaller scale local contractors, needing small areas on the property for storage of materials. CP-1 District is home to larger retailers such as Home Depot, Rural King, Ace Hardware and Walmart which utilize some permanent and seasonal outdoor storage of merchandise and equipment. The BP-3 and BP-4 Districts commonly request outdoor storage for vehicles and equipment for sale such as United Rentals, Vermeer or Volvo and materials for wholesale or distribution such as ABC Supply Co. Staff finds that outdoor storage is a common and expected request for many types of businesses, and the Planned District requirement and lack of permissibility in the smaller commercial districts such as B-2, B-3, and B-4, are burdensome to business owners and staff.

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### BACKGROUND

The Zoning Ordinance establishes supplementary regulations for outdoor storage in Section 17.060.100. This section requires screening or raw materials or requirement and limits the area of the front, side or rear yard for outdoor storage to twenty-five (25) percent. Most requests meet these requirements, however, still require a Planned District rezoning, a process that takes an average 45-60 days, requires a public hearing and adopts a unique ordinance specific to the property.

Staff's opinion is if the request meets the supplementary requirements, the need for a Planned District is onerous. Staff also finds that not permitting outdoor storage in our smaller commercial districts disproportionately affects small businesses, specifically contractors, who may not have the space to construct a building for more storage.

Below is a summary of the permissibility and requirements for outdoor storage compared to Collinsville. Collinsville is the only municipality sampled that does not permit most commercial districts screened outdoor storage by right.

**Table 1: Surrounding Municipalities**

Muni	Districts Permitted	Special permit or rezoning?	Screening required?	Area limitations?	Notes
Collinsville	HP-1, CP-1, CP-2, BP-1, BP-2, BP-3, BP-4, M-1	Yes	Yes	Yes	Raw materials must be screened by minimum 6' tall fence. Limit of merchandise display to 25% area of front, side or rear yard.
Edwardsville	B-1/MU-1 Downtown & Mixed Use	No	Yes	No	Minimize visibility by locating away from main building and out of view from main streets
Edwardsville	M-1 Light Manufacturing	No	Yes	No	Storage may be outdoors if storage area is completely enclosed by a solid wall or fence at least eight (8) feet high.
Edwardsville	B-2 Commercial Business District	Maybe	Yes	Yes	By right- outside display of inventory up to 10% of indoor floor space. Special Use - Storage activities more than 25% outside
O'Fallon	B-1 Community Business District	No	Yes	No	merchandise or inventory carried in stock, completely concealed by solid fence minimum 6 feet high, similar design and color/materials as building.
O'Fallon	B-2 General Commercial District	No	Yes	No	Principal use- storage, wholesale, contractors and material storage, automobile storage, storage yards/bulk materials. Must be merch or inventory carried in stock, concealed with 6' tall fence.
Belleville	Industrial Parks	No	Yes	No	All raw materials and finished goods must be stored in structure. Open storage (temporary) minimum 6' in height and prevent being seen from public roads.



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## PROPOSED TEXT AMENDMENT

**Below is the existing permissibility of outdoor storage per Section 17.050.010.—Use Table.**

**Section 17.050.010.—Use Table**

LAND USE	NAICS CODE	R-1	R-1A	R-2	R-3	R-4	B-2	B-3	B-4	HP-1	CP-1	CP-2	BP-1	BP-2	BP-3	BP-4	M-1	UCD
Outdoor Storage (as accessory use only)	494									P	P	P	P	P	P	P	X	

**Below is the proposed amendment to Section 17.050.010.—Use Table.**

LAND USE	NAICS CODE	R-1	R-1A	R-2	R-3	R-4	B-2	B-3	B-4	HP-1	CP-1	CP-2	BP-1	BP-2	BP-3	BP-4	M-1	UCD
Outdoor Storage (as accessory use only)	494						X	X	X	X	X	X	X	X	X	X	X	X
				Current		No change		New permissibility		Change Planned District to Byright		Newbyright						

The proposed amendment would remove the Planned District requirement and expand permissibility to the B-2, B-3, B-4 districts. Exhibit B of this report shows maps of industrial and general commercial/office zoning districts in Collinsville. B-2, B-3 and B-4 districts are commonly found around the smaller retail centers of Collinsville including, St. Louis Road, Vandalia and Collinsville Road. The B-2 district is currently most of the Uptown Collinsville Planning area, however, with change of uses, staff is requiring rezoning to the “UCD” Uptown Collinsville District. Any properties located within the Uptown Planning Area, are also required to meet the “UCD” guidelines, regardless of zoning district. The “UCD” Guidelines specifically, “Permanent and long-term outdoor displays or storage of inventory or product shall not be permitted in this district”.

**Below is the existing supplementary regulations for commercial outdoor storage Section 17.060.100.—Outdoor storage; accessory use**

*Outdoor Material and Equipment Storage (Commercial). Within the HP1, BP1, BP2, BP3, BP4, CP1 and CP2 Districts, any refuse or dumpsters must be screened and totally enclosed prohibiting visibility from the street or neighboring property and be compatible in material and color with the principal structure on the lot. For all commercial or industrial districts, the following regulations shall apply, and*

- A. *Except as otherwise permitted by these regulations or during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a sight-proof fence at least six (6) feet in height.*
- B. *Screening and enclosure required for permitted outdoor storage shall be by means of a fence, wall or berm, in combination with landscaping, designed to create a minimum of seventy-five (75) percent opacity. Crates, boxes, trailers or other temporary storage facilities shall not be considered appropriate screening materials. Outdoor storage shall not interfere with the required and/or approved operation of the site, including, but not limited to, traffic circulation, parking, open space or aesthetics.*
- C. *The permitted display of merchandise for sale to the public shall be restricted to a maximum of twenty-five (25) percent of the area of either the front, side or rear yard exclusive of any area of required setback. In no case shall merchandise for sale be displayed in any required set back, or interfere with pedestrian or vehicular access or parking.*
- D. *Outdoor storage in an open yard shall be screened so that the materials stored are not clearly visible within one thousand (1,000) feet of the property line. Where topographic conditions make effective screening impractical, the Zoning Hearing Officer may make variances as they deem advisable.*

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### ZONING ANALYSIS

***Below is the proposed amendment to Section 17.060.100—Outdoor storage; accessory use.***

***Outdoor Material and Equipment Storage (Commercial). Outdoor storage shall be permitted as an accessory use per Section 17.050.010.—Use table, and the following regulations:***

- A. *Except as otherwise permitted by these regulations or during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a sight-proof fence at least six (6) feet in height.*
- B. *The permitted display of merchandise or inventory usually carried in stock for sale to the public shall be restricted to a maximum of twenty-five (25) percent of the area of either the front, side or rear yard exclusive of any area of required setback. Display of merchandise or inventory for sale in the CP-2, BP-3, BP-4, and M-1 Districts shall not be restricted in area provided merchandise shall not be displayed in any required setback, or interfere with pedestrian or vehicular access or parking.*
- C. *Screening and enclosures required for permitted outdoor storage or display of merchandise shall be by means of a fence, wall or berm, in combination with landscaping. Crates, boxes, trailers or other temporary storage facilities shall not be considered appropriate screening materials. Outdoor storage or merchandise display shall not interfere with the required and/or approved operation of the site, including, but not limited to, traffic circulation, parking, open space or aesthetics.*
- D. *Outdoor storage that does not meet the requirements of this Section shall be subject to a Special Use Permit per Section 17.100—Special Use Permits.*

Proposed amendment will remove open yard standards as it is redundant. Proposed amendment will also remove seventy-five (75) percent screening requirement as this section already require minimum six (6) foot sight-proof fence and screening merchandise for sale by 75% does not make sense for intended use of displaying purchasable items for customers.

Districts CP-2 (automotive malls), BP-3, BP-4 (Business Park Districts) and M-1 (Industrial District) are proposed to not be restricted by twenty-five (25) percent of yard area as these are large properties, in highest intensity districts and businesses typically sell large equipment.

Table 2 below, provides approximate percentages of yards occupied by outdoor storage of businesses in Collinsville. The majority exceed the 25% of yard exclusive of setback areas in some manner. The proposed ordinance would permit higher intensity districts, CP-2, BP-3, BP-4 and M-1 districts to exceed 25% by right, and general retail areas limited to 25% of each yard area. If a business wished to exceed the 25% not in the identified districts, they could request a Special Use Permit under this amendment.

**Table 2: Outdoor Storage of Existing Businesses**

Business	District	Front Yard	Side Yard	Side Yard 2	Rear Yard	Located within required setbacks?	Limited to 25% of yard?
Vermeer	P-BP-3	0%	55%	59%	52% future 84%	No	Would not be limited
Rural King	P-CP-1	29%	25.50%	0%	0%	No	Would be limited
United Rentals	P-BP-3	71%	100%	0%	80%	Yes	Would not be limited
Ace Hardware	P-CP-1	17.30%	58.60%	0%	0%	No	Would be limited
Home Depot	P-CP-1	14%	88.80%	0%	0%	Yes	Would be limited
ABC Supply Co	P-BP-3	0%	33.00%	0%	70%	No	Would not be limited



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### ZONING ANALYSIS

**Sec. 17.150.090. - Amendments to text.**

**When a proposed amendment would result in a change in the text of these regulations, but would not result in a change of zoning classification of any specific property, the recommendation of the Planning Commission shall contain a statement as to the nature and effect of such proposed amendment and determination as to the following items:**

**A. Whether such change is consistent with the intent and purpose of these regulations.**

**The proposed text amendment furthers the intent and purpose of the City's Zoning Ordinance ([Section 17.010—Title and Intent](#)), specifically:**

- *To promote the health, safety, quality of life, comfort and general welfare of the City and its planning area, which includes the area within the City corporate limits and unincorporated territory lying outside the City forming the total community of which Collinsville is a part;*
- *To preserve and protect property values throughout the City and its planning area;'*
- *To regulate and restrict the location and use of structures and land within each district or zone;*

***Staff finds that based on the above criteria, the proposed amendments to Title 17 Zoning will further the intent of the City's Zoning Ordinance.***

**B. The areas which are most likely to be directly affected by such change and in what way they will be affected.**

The proposed text amendment to Title 17 impacts all commercial districts except "UCD" Uptown Collinsville District. Proposed amendment will be less restrictive and burdensome to business owners in Collinsville by allowing outdoor storage as a permitted accessory use by right, provided proper screening and size limitations are met. All development will still be held to the underlying zoning district requirements for lot coverage and parking standards established in the Land Use Table.

**C. Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and zoning districts affected, or in the area of jurisdiction of such changed or changing conditions.**

Staff is pursuing the proposed text amendment to amend the City's Code of Ordinance to align the Zoning with past precedent for previous Planned District requests for outdoor storage as accessory uses and in line with surrounding municipalities.

Strategic Plan Goals Achieved by the Proposed Text Amendment:

***Achieve Strategic Plan Goal #3: Encourage tourism and economic development***

***Achieve Strategic Plan Goal #7: Support excellent municipal services***

The proposed amendment will achieve these Strategic Plan goals by updating the zoning ordinance to make more contemporary, effective, and efficient by providing clear standards and processes for a common and expected accessory use for commercial properties in Collinsville.

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**RECOMMENDATION**

Staff finds that the proposed text amendments meets or exceeds the review criteria for zoning text amendments. Further, staff finds that the proposed text amendment advances the intent of the City's Zoning Ordinance. Based on these findings and research from surrounding municipalities, staff recommends **'Approval'** of Text Amendment Application *TA 26-04 Outdoor Storage*.



# EXHIBITS

**A. AERIALS OF OUTDOOR STORAGE**

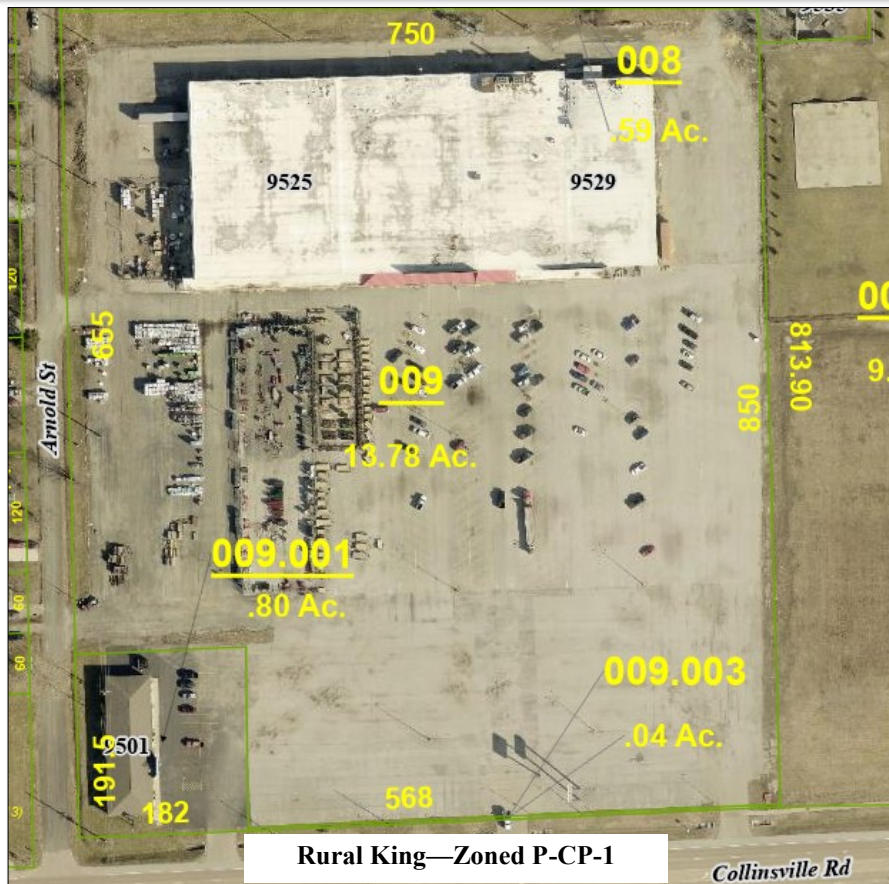
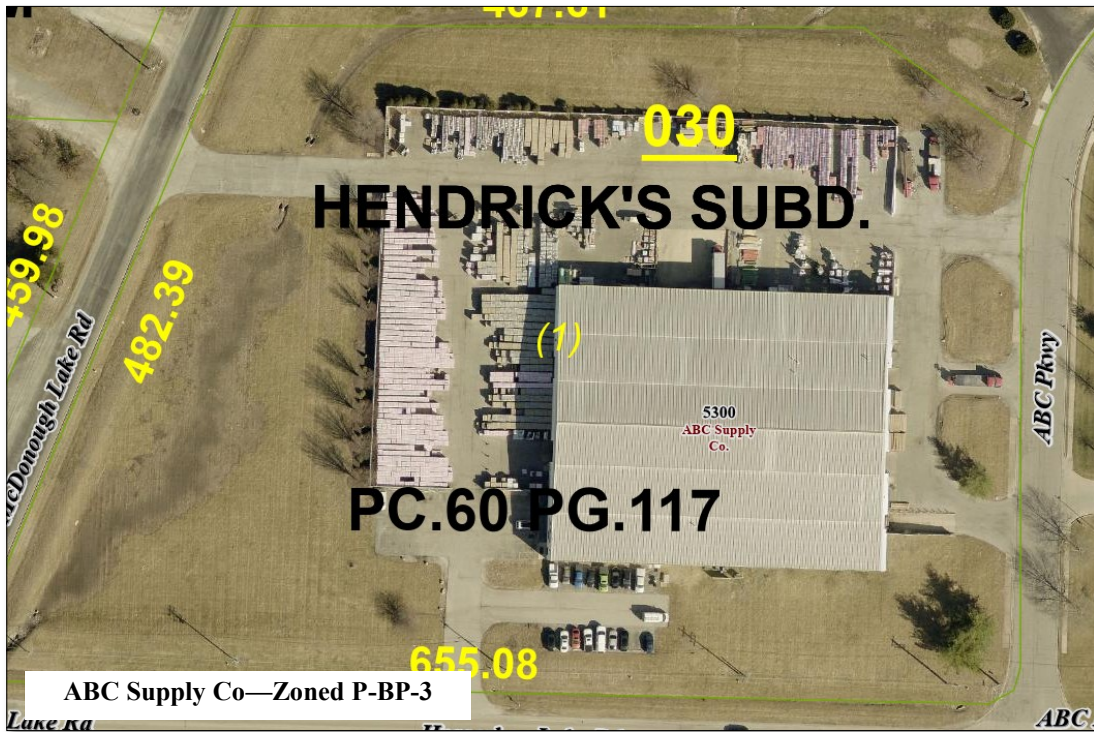
**B. ZONING DISTRICT MAPS**

**C. DRAFT ORDINANCE**

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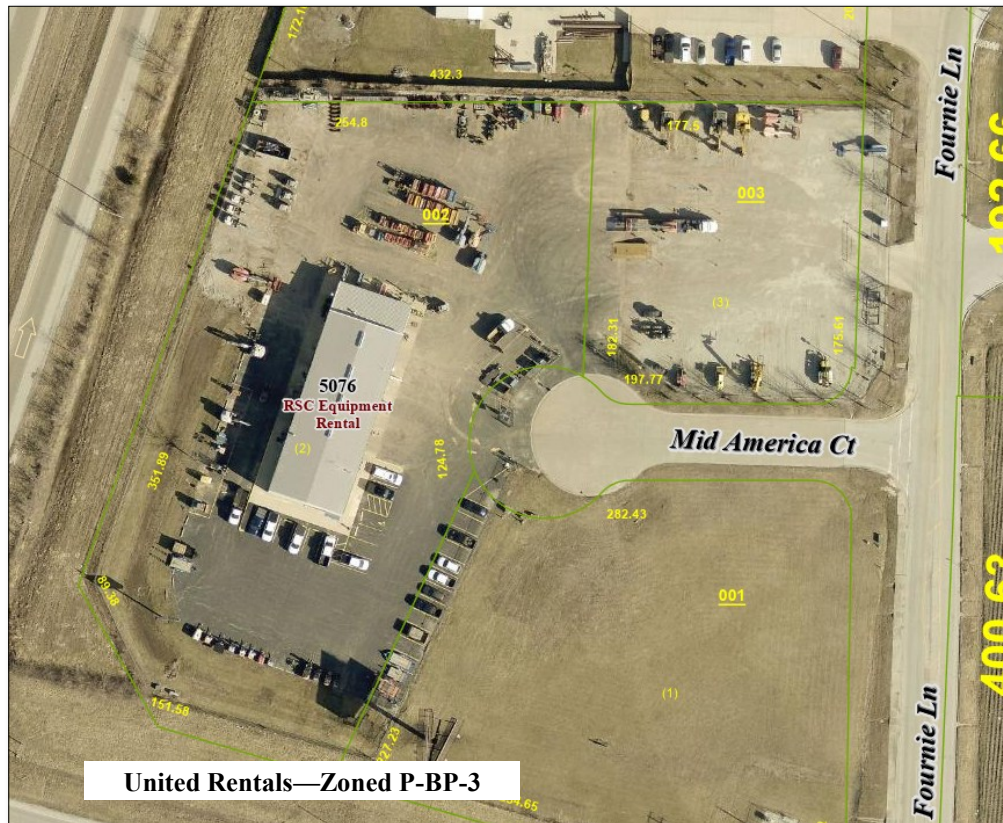
EXHIBIT A: AERIALS OF OUTDOOR STORAGE





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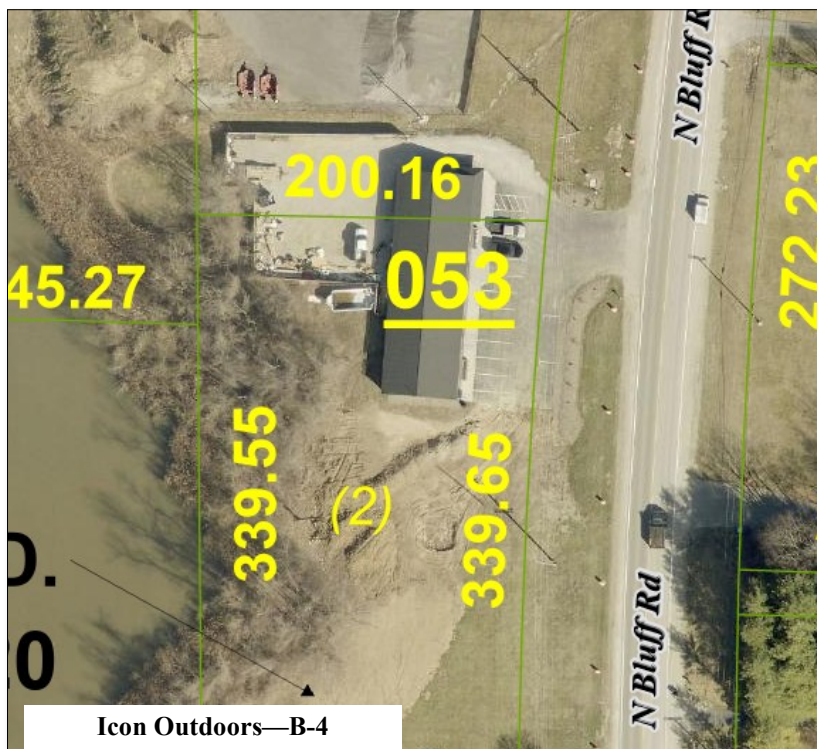
## EXHIBIT A: AERIALS OF OUTDOOR STORAGE



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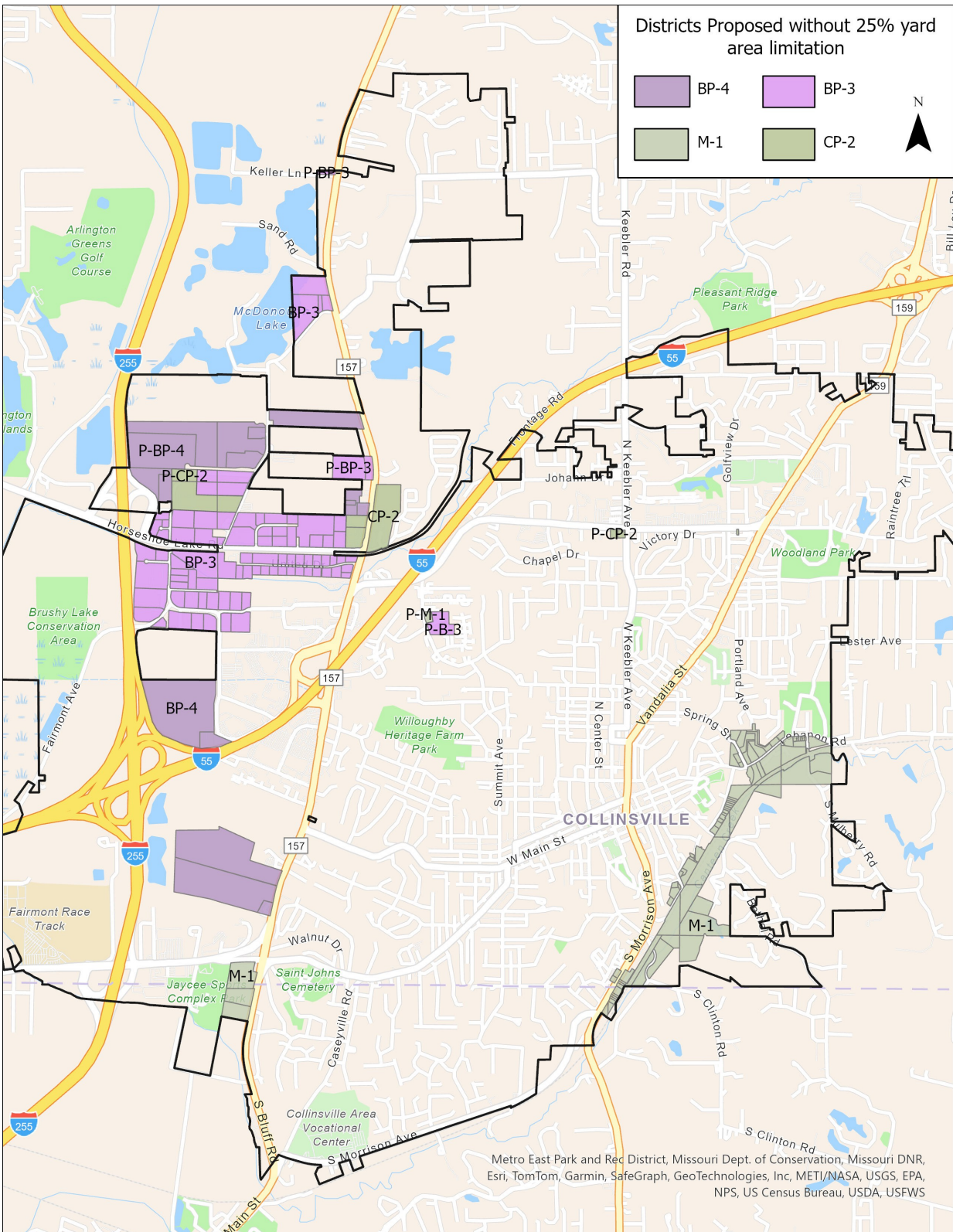
EXHIBIT A: AERIALS OF OUTDOOR STORAGE





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## EXHIBIT B: ZONING DISTRICT MAPS

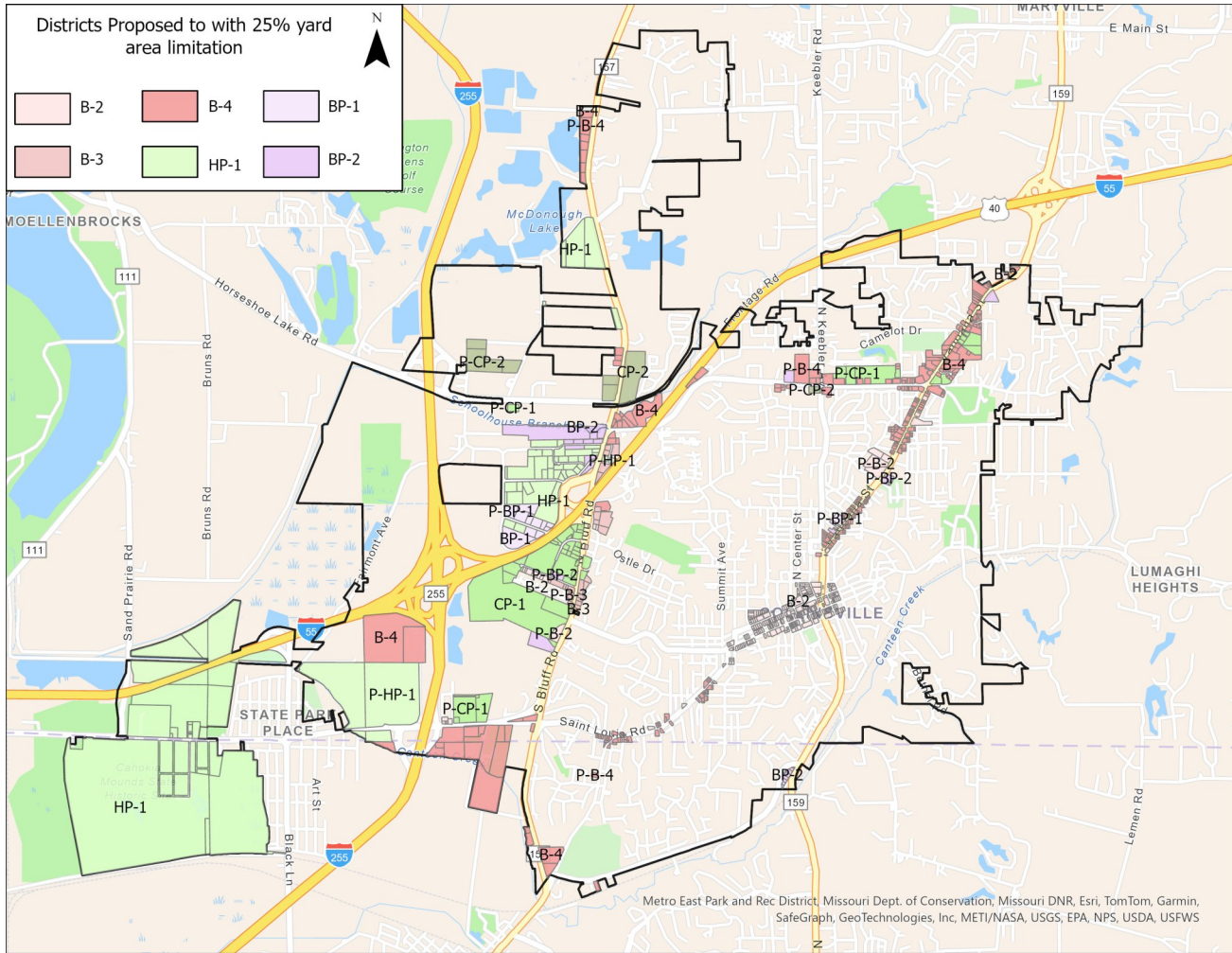


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### EXHIBIT B: ZONING DISTRICT MAPS





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**EXHIBIT C: DRAFT ORDINANCE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 17 (ZONING)  
OF THE CODE OF ORDINANCES  
OF THE CITY OF COLLINSVILLE, ILLINOIS AS IT RELATES TO OUTDOOR  
STORAGE AS AN ACCESSORY USE**

**WHEREAS**, the City of Collinsville, Illinois, a home rule municipality (hereinafter the “City”), has enacted Municipal Code regulations for the purpose of improving and protecting the public health, safety, comfort, convenience, and general welfare of the people.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE** as follows:

**Section 1.** Section 17.050.010. Use Table of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

LAND USE	NAVIC CODE	R-1	R-1A	R-2	R-3	R-4	B-2	B-3	B-4	HP-1	CP-1	CP-2	BP-1	BP-2	BP-3	BP-4	M-1	UCD
Outdoor Storage (as accessory use only)	404						S	S	S	S	S	X	S	S	X	X	X	

**Section 2.** Section 17.060.100. Outdoor storage; accessory use of Title 17 (Zoning) of the Code of Ordinances of the City of Collinsville, Illinois, shall be amended as follows:

“Section 17.060.100. Outdoor storage; accessory use

Outdoor Material and Equipment Storage (Commercial). Outdoor storage shall be permitted as an accessory use per Section 17.050.010.—Use table, and the following regulations:

- A. Except as otherwise permitted by these regulations or during permitted construction on any tract, all exterior storage of equipment, raw materials or finished products shall be fully screened from the view of adjacent parcels and streets by a sight-proof fence at least six (6) feet in height.
- B. The permitted display of merchandise or inventory usually carried in stock for sale to the public shall be restricted to a maximum of twenty-five (25) percent of the area of either the front, side or rear yard exclusive of any area of required setback. Display of merchandise or inventory for sale in the CP-2, BP-3, BP-4, and M-1 Districts shall not be restricted in

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**EXHIBIT C: DRAFT ORDINANCE**

area provided merchandise shall not be displayed in any required setback, or interfere with pedestrian or vehicular access or parking.

- C. Screening and enclosures required for permitted outdoor storage or display of merchandise shall be by means of a fence, wall or berm, in combination with landscaping. Crates, boxes, trailers or other temporary storage facilities shall not be considered appropriate screening materials. Outdoor storage or merchandise display shall not interfere with the required and/or approved operation of the site, including, but not limited to, traffic circulation, parking, open space or aesthetics.
- D. Outdoor storage that does not meet the requirements of this Section shall be subject to a Special Use Permit per Section 17.100—Special Use Permits.

**Section 3.** In the event any section or provision of this Ordinance shall be held unconstitutional or invalid by any Court, in whole or in part, such holding shall not affect the validity of this Ordinance or any remaining part of this Ordinance, other than the part held unconstitutional or invalid.

**Section 4.** All ordinances, or parts thereof, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of their inconsistencies.

**Section 5.** Nothing contained herein shall in any manner be deemed or construed to alter, modify, supersede, supplant, or otherwise nullify any other ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof, unless expressly set forth herein.

**Section 6.** This Ordinance is effective upon its passage by the City Council, approval by the Mayor, and publication according to law.

**PASSED** by the City Council and Approved by the Mayor this \_\_\_ day of \_\_\_\_\_ 2026.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_