



## 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>	May 14th, 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 permissibility and standards for outdoor storage as an accessory use. The intent of this amendment is to expand permissibility, transition from Planned Uses to Special Uses 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 Planning Commission heard a draft amendment for outdoor storage use permissibility and standards under a public hearing on April 9th, 2026, meeting.

#### **The Commission tabled the proposed amendments with the following comments:**

- Require a Special Use Permit for outdoor storage in general commercial, office, and hospitality districts (B-2, B-3, B-4, HP-1, CP-1, BP-1 and BP-2).
- Permit outdoor storage by right in higher intensity and industrial districts (CP-2, BP-3, BP-4 and M-1).
- Clarify temporary vs. permanent display/storage.
- Clarify screening requirements for what types of display/storage.
- Evaluate permissibility of storage/display of merchandise for sale in front yards.

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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						S	S	S	S	S	X	S	S	X	X	X	

Current
No Change
New by right
New permissibility
Change Planned District to SUP

**The proposed amendment to the Use Table as presented would amend the following:**

- Remove the Planned District requirement for higher intensity districts such as “CP-2”, Commercial Park (auto malls), “BP-3” and “BP-4” Business Park Districts and “M-1” Industrial District and permit by right, provided all supplementary use standards are met.
- Expand permissibility to the “B-2” Limited Commercial District, “B-3” Expressway Service District, and “B-4” Commercial District through a Special Use Permit.
- Change the Planned District requirement for office, hospitality and larger retail commercial to a Special Use Permit.
- Exhibit B of this report shows maps of industrial and general commercial/office zoning districts in Collinsville .

**Below is the existing supplementary regulations for commercial outdoor storage Section 17.060.100.—Outdoor storage; accessory use. Language highlighted in red is proposed to be amended or removed.**

*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*

- 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.*
- 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.*
- 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.*
- 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. Language highlighted in purple is proposed to be amended.*

*Outdoor Material, Equipment and Merchandise Storage (Commercial). Permanent outdoor storage areas 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 and no greater than eight (8) feet in height. Such storage shall be restricted to the rear and side yards.*
- B. The display of merchandise for sale or rent 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 required setback area with the following exception(s):*
  - 1. Display of merchandise in the “CP-2”, “BP-3”, “BP-4” and “M-1” Districts shall be restricted to a maximum of fifty (50) percent of the area of the side or rear yard exclusive of any required setback area.*
- C. Screening for merchandise display 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. Landscaping shall include a mix of long-lived plant material such as trees, shrubs or perennial grasses.*
- D. 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.*
- E. Outdoor storage or merchandise display that does not meet the requirements of this Section shall be subject to a Special Use Permit per Section 17.100—Special Use Permits.*
- F. Temporary outdoor display of merchandise for sale to the public shall be regulated under Section 17.060.220.— Seasonal and temporary uses.*

#### **Summary of proposed amendments:**

- Clarifies that equipment, raw materials or products used for a business not for sale to the public shall be fully screened with up to an eight (8) foot tall privacy fence and is not permitted in front yards.
  - There is no proposed maximum area for this type of storage as is currently the standard.
- Keeps the 25% area restriction for display of merchandise and adds an exception for up to fifty 50% in side and rear yards of higher intensity districts.
- Clarifies that the display of merchandise for sale or rent is required to be screened up to 75% opacity with a fence and landscaping.
- Adds an option for a Special Use Permit request for outdoor storage/display that does not meet these standards.
- Refers to Seasonal Temporary Use permit section for temporary displays.
- Removes standard for outdoor storage within an open yard. As proposed, open yard storage would need a Special Use Permit regardless of distance from property lines.

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### ZONING ANALYSIS

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, and most were approved by Planned Districts. Based on the precedent for exceeding the twenty-five (25) percent requirement, staff is proposing to permit a large amount of area for higher intensity districts. The proposed ordinance would keep the 25% yard standard for the general commercial, retail, office and hospitality districts and permit higher intensity industrial districts, “CP-2”, BP-3”, “BP-4” and “M-1”, to increase to fifty (50) percent of side and rear yards. If a business wished to exceed the proposed area restriction in any district, a Special Use Permit may be requested 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?
Vermeer	P-BP-3	0%	55%	59%	52% future 84%	No
Rural King	P-CP-1	29%	25.50%	0%	0%	No
United Rentals	P-BP-3	71%	100%	0%	80%	Yes
Ace Hardware	P-CP-1	17.30%	58.60%	0%	0%	No
Home Depot	P-CP-1	14%	88.80%	0%	0%	Yes
ABC Supply Co	P-BP-3	0%	33.00%	0%	70%	No

The draft heard by the Planning Commission on April 9th, proposed the complete removal of the 25% area requirement for higher intensity districts. Based on the Planning Commission's discussion, staff is proposing to modify the restriction rather than remove entirely. Currently, outdoor storage areas are interpreted to be exempt from parking lot landscape requirements that require interior landscaped islands. This can lead to large expanses of pavement that would only be limited by total lot coverage or impervious area based upon zoning district. The proposed ordinance would require landscaping along the perimeter of outdoor storage areas in combination with fencing to reach 75% opacity. If a business wanted to increase outdoor storage area, conditions could still be applied to minimize potential impacts through the Special Use Permit process, rather than rezoning to a Planned District.

**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.***



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### ZONING ANALYSIS

***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 in higher intensity industrial districts, provided proper screening and size limitations are met. All other commercial districts would be permitted to request a Special Use Permit for permanent outdoor storage. 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 Ordinance with past precedent for previous Planned District requests for outdoor storage as accessory uses and with surrounding municipalities. Areas such as north Horseshoe Lake Road, McDonough Lake Road, Lebanon Road, and west Eastport Plaza have developed into hubs for warehousing, distribution and large equipment or vehicle suppliers. Outdoor storage as an accessory use is an expected need for the majority of the businesses in these areas, and has been deemed appropriate through various Planned Use rezonings. Large commercial retailers such as Home Depot, Walmart, Ace Hardware (CP-1 districts) have needs for outdoor storage, but require special consideration due to their locations in retail corridors. Smaller contracting offices (B-3, B-4 districts) have also shown need for outdoor storage of either merchandise or raw materials but currently have no designated permissibility for the use.

**Planned Use vs. Special Use:**

A key change of the proposed amendment is the removal of Planned Use designations and transitioning to by right permissibility in appropriate districts and Special Use Permits in districts where the use may have a unique or unusual impact upon the neighboring properties and require special consideration.

Planned Uses, established in [Section 17.110.—Planned Use Procedures](#), are intended for “uses of land that are appropriate neither as a “permitted use” nor a “special use” in certain districts and are therefore designated as “planned uses” or are otherwise herein subject to “planned use” site plan approval where specified circumstances exist. It is the intent of this section to authorize these “planned uses” only where the location and circumstances are appropriate to the use and a site plan is approved by the Governing Body for any use designated as a planned use. It is also the intent of this section to increase the flexibility of development design through evaluation and approval of a site plan.”

Planned Uses are a rezoning of the property, that follows the land in perpetuity, unless the approved site plan is not acted upon within one (1) year with opportunity for one (1) additional year extension.

Special Uses, established in [Section 17.100.—Special Use Permits](#), are intended for “uses of land that are not appropriate as a “permitted use” in certain districts and are designated as “special” uses. Because they have a unique, “special” or unusual impact upon the use of enjoyment or neighboring property, these uses are only appropriate at a certain locations and upon receipt of a special use permit.”

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### ZONING ANALYSIS

Special Use Permits require a site plan application at the direction of the Community Development Director. Special Use Permits have a sunset clause and shall expire unless a building permit is taken within one (1) year of approval. If a Special Use is abandoned and ceases use for a period of more than twelve (12) months, the special use permit shall expire upon public hearing. Special Use Permits are also transferrable if the use is has been vested. Special Use Permits may be revoked if the user is in violation or noncompliance or necessary for public health, safety and welfare.

Staff finds that transitioning from Planned Uses to Special Uses for an accessory use of outdoor storage is appropriate for general retail, hospitality and smaller scale commercial developments. The Special Use process will still permit review of outdoor storage on a case by case basis where the impact may differ depending on the neighborhood and has several mechanisms to address abandonment or violations.

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. Outdoor storage as an accessory use is a common need for many businesses.

The proposed ordinance would permit outdoor storage as an accessory use by right in higher intensity districts, provided the proposal meets the supplementary standards. Currently, all outdoor storage is a Planned Use, requiring rezoning to a Planned District, even if the proposal meets the supplementary standards. Providing a reasonable by right process is an incentive for a business to meet the standards to avoid a minimum extra 45-60 day review and public hearing process.

### 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**

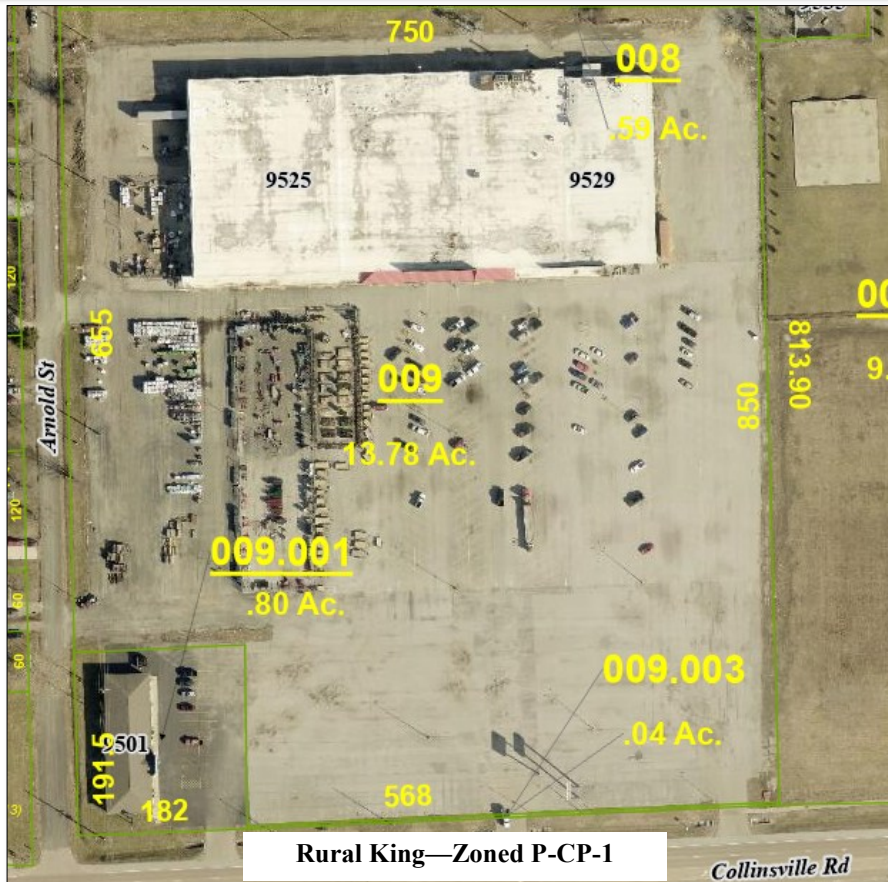
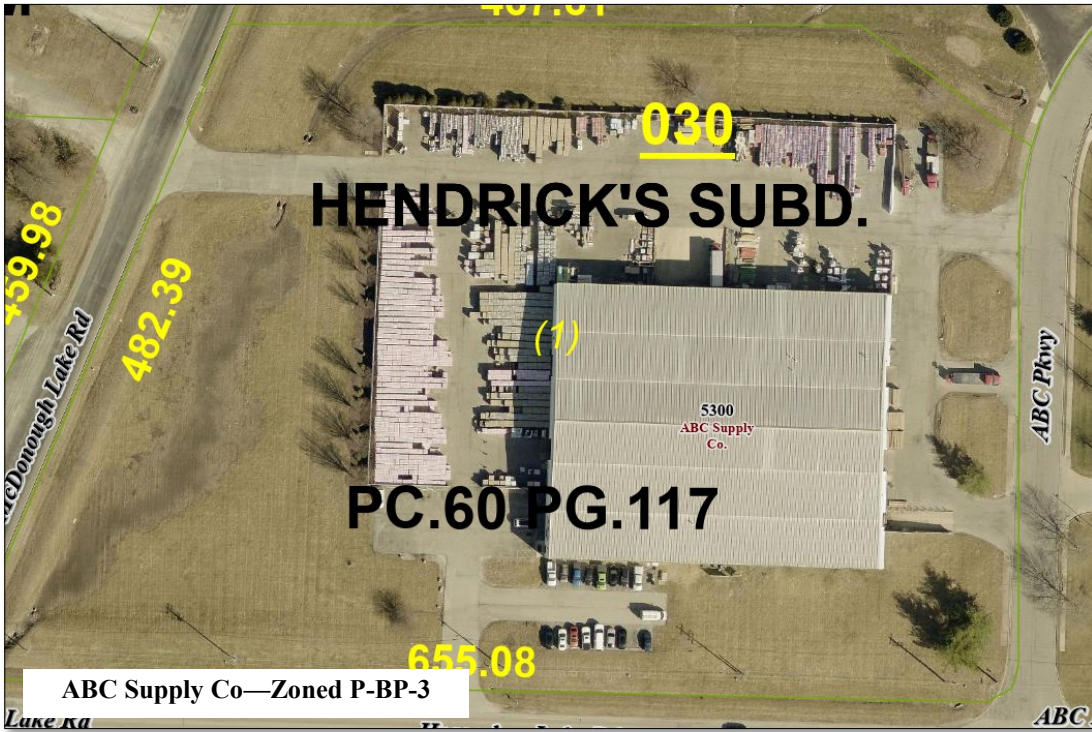
**B. ZONING DISTRICT MAPS**

**C. DRAFT ORDINANCE**

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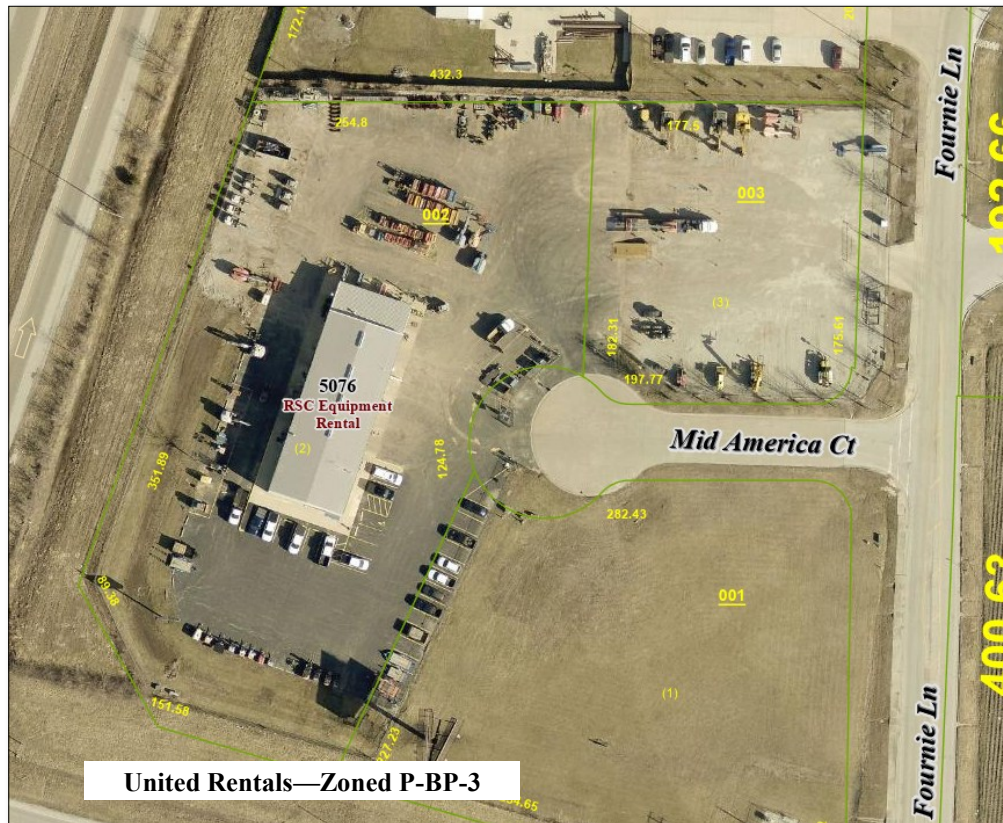
EXHIBIT A: AERIALS OF OUTDOOR STORAGE





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## EXHIBIT A: AERIALS OF OUTDOOR STORAGE





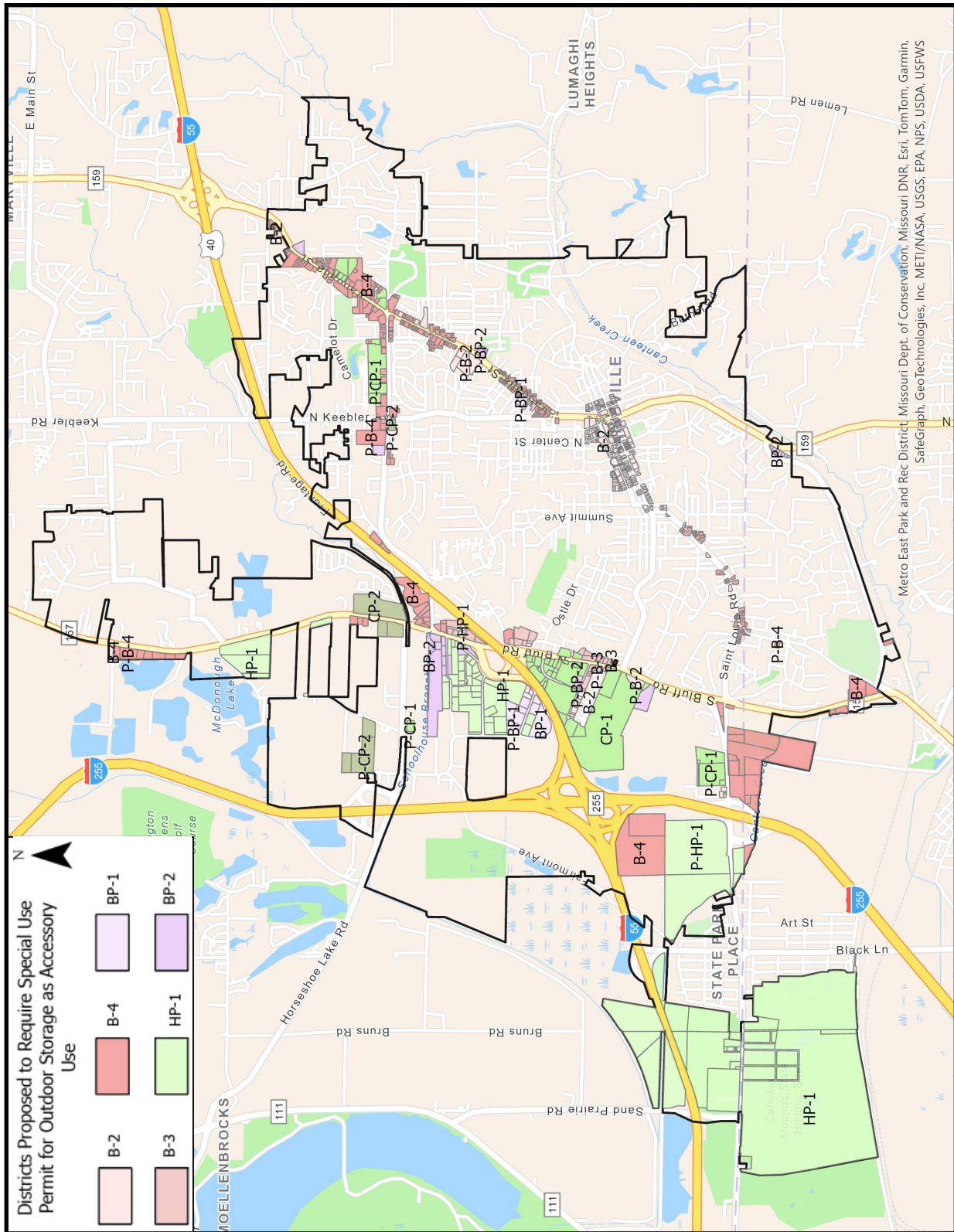


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### EXHIBIT B: ZONING DISTRICT MAPS



Metro East Park and Rec District Missouri Dept. of Conservation, Missouri DNR, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS



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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:

Table with columns: 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, Minimum Parking Requirement. Row: Outdoor Storage (as accessory use only), 494, 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). Permanent outdoor storage areas 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 and no greater than eight (8) feet in height. Such storage shall be restricted
to the rear and side yards.

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**EXHIBIT C: DRAFT ORDINANCE**

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- B. The display of merchandise for sale or rent 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 of required setback area, with the following exception(s):
1. Display of merchandise in the CP-2, BP-3, BP-4 and M-1 Districts shall be restricted to a maximum of fifty (50) percent of the area of the side or rear yard exclusive of any required setback area.
- C. Screening for merchandise display 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. Landscaping shall include a mix of long-lived plant material such as trees, shrubs or perennial grasses.
- D. 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.
- E. Outdoor storage or merchandise display that does not meet the requirements of this Section shall be subject to a Special Use Permit per Section 17.100—Special Use Permits.
- F. Temporary outdoor display of merchandise for sale to the public shall be regulated under Section 17.060.220.— Seasonal and temporary uses.

**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.



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**EXHIBIT C: DRAFT ORDINANCE**

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

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

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

Absent: \_\_\_\_\_

Approved: \_\_\_\_\_

APPROVED: \_\_\_\_\_

**JEFF STEHMAN, MAYOR**

ATTEST: \_\_\_\_\_

**KIM WASSER, CITY CLERK**

RECORDED: \_\_\_\_\_ 2026.