

ORDINANCE NO. _____

AMENDING THE COLLINSVILLE MUNICIPAL CODE,
TITLE 17, ZONING
(Outdoor Storage, Kennel)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLINSVILLE as follows:

Section 1: That the Collinsville Municipal Code Title 17 (Zoning), Section 17.020.020, *Definitions*, shall be amended as follows:

Kennel means the use of land or buildings for the purpose of selling, breeding, boarding, [sitting](#), or training dogs or cats or both, or the keeping of four (4) or more dogs over four (4) months of age, or the keeping of six (6) or more cats over four (4) months of age, or the keeping of more than six (6) dogs and cats combined, neither component being permitted to exceed the four (4) dogs or six (6) cats. The word "selling" as herein used shall not be construed to include the sale of animals four (4) months of age or younger which are the natural increase of animals kept by persons not operating a kennel as herein defined.

Section 2: That Title 17 (Zoning), Section 17.050.010, Use Table, shall be amended as follows:

LAND USE	NAICS CODE	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	

Section 3: That Title 17 (Zoning), Section 17.060.100, Outdoor Storage, Accessory Use, shall be amended as follows:

Outdoor Material and Equipment Storage (Commercial). Within the HP1, BP1, BP2, BP3, BP4, CP1 and CP2 Districts, ~~outdoor storage of equipment or material is not allowed and~~ 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 ~~other~~ 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 ~~shall be within a fully enclosed building or~~ 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 ~~within any "M-1" or "B-5" Zoning District~~. Where topographic conditions make effective screening impractical, the Zoning Hearing Officer may make variances as they deem advisable.*

Section 4: That any other section, page or reference throughout the zoning code that is affected by the amendment(s) described herein is amended as necessary.

Section 5: This Ordinance shall become effective upon its passage and publication by the City Clerk.

PASSED by the City Council on _____, 2016.

Ayes:

Nays:

Absent:

Approved: _____, 2016.

John Miller, Mayor

ATTEST:

Kimberly Wasser, City Clerk