

Chapter 19.300**EQUIPMENT (LARGE) SALES AND RENTAL****19.300.010 Purpose.****19.300.020 Applicability and Permit Requirements.****19.300.030 Site Location, Operation and Development Standards.****19.300.010 Purpose.**

The purpose of regulating outdoor sales and rental of large, construction-related equipment such as earthmoving equipment, including but not limited to backhoes, tractors, graders, cranes and other similar equipment and incidental rental, repair and retail sales of parts and accessories is to ensure compatibility of such uses with surrounding uses and properties and to avoid any impacts associated with such uses. (Ord. 6966 §1, 2007)

19.300.020 Applicability and Permit Requirements.

Equipment (large) sales and rental, and the incidental repair of such equipment sold or rented, as defined in Article X (Definitions), are permitted as set forth in Article V, Base Zones and Related Use and Development Provisions subject to the requirements contained in this Chapter. (Ord. 6966 §1, 2007)

19.300.030 Site Location, Operation and Development Standards.

The standards set forth in Article V, Base Zones and Related Use and Development Provisions, shall apply to equipment (large) sales and rental and repair unless otherwise specified here.

A. Site Location Standards

1. The business shall be a freestanding use on a separate parcel and not a part of a multiple-use industrial complex.
2. The site shall be served by streets of adequate width and pavement type to accommodate the volume and type of traffic generated by the proposed use.
3. The use shall not be located within 100 feet of a residentially zoned area.
4. The use shall have a compatible physical relationship with the surrounding neighborhood.

B. Operation and Development Standards

1. The site shall be developed with permanent, related buildings. No trailers or temporary modular units are permitted.
2. All incidental repair work shall be done within a completely enclosed building.
3. Any portion of the site, including vehicle and equipment storage, not within a completely enclosed building shall be enclosed by a solid masonry wall not less than 6 feet in height.
4. The expandable features of any equipment on-site shall be in the lowest possible position.

5. On- and off-site improvements shall be in conformance with the development standards of this Title.
6. A minimum site area of one acre shall be required. (Ord. 6966 §1, 2007)