

Article 4. Site Development Standards

4.1 LANDSCAPING

A. Applicability

This Section 4.1 shall apply to all districts except R-districts.

B. Objectives

The objective of this section is to improve the surrounding neighborhoods and promote the general welfare by providing for the installation and maintenance of landscaping for screening and other public benefits.

C. Planned Development Districts

This section shall be a minimum standard and shall apply to all zoning districts, except residential and multiple family districts, unless landscape standards have been established by separate ordinance.

D. Landscape Plans

1. Plan

- a. Prior to the issuance of any Building Permit in any zoning district other than R-1 through D-2, a landscape plan shall be submitted to the Community Services Department for approval
- b. The landscape plan shall be drawn to a scale large enough to adequately show the details of the plan.
- c. The drawings will consist of plans and elevation views plus detailed plans of special structural elements such as walls, fountains, raised planters, and berms.

2. Specifications

Accompanying the plan will be a set of specifications which must include the following:

- a. Common and scientific names of all plant material.
- b. Size and quantity of plant materials.
- c. Bed preparation procedure and required materials.
- d. Specifications for developing all supporting structural elements.

E. Minimum Landscape Requirements

1. Prescribed Area

- a. A minimum of five percent of the entire lot area not covered by buildings and not a part of any right-of-way shall be landscaped in accordance with this section.
- b. Each modular area of land 50 feet by 50 feet not covered by buildings shall contain 150 square feet or more of landscaped area in accordance with this section. These modules shall collectively comprise the five percent total landscaped area in paragraph a, above. Rear areas not open to view may be approved for exclusion from the landscaping requirements.

- c. Parking areas visible from the street shall be broken up with vertical landscaping and shown on the landscaping plan. A minimum of five percent of the total property area shall be landscaped between the building and all street right-of-way lines.
- d. When a driveway intersects a public right-of-way or when the property abuts the intersection of two or more rights-of-way, all landscaping within sight triangular areas shall provide unobstructed cross-visibility. Except for required grass or ground cover, landscaping shall not be located closer than three feet from the edge of any driveway pavement
- e. The area between the property line and the street curb shall be included on the landscape plan, and shall be maintained by the abutting property owner.
- f. All landscaping shall be maintained in a living growing condition. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed.

2. Plant Requirements

a. Trees

- i. At the time of planting, trees required as part of the landscaping plan shall be not less than three inch diameter measured at a height of five feet above the ground. One tree for each 25 feet of street frontage, or one tree per each 50 by 50 foot module, whichever is greater, shall be planted within the areas from the front of the building to the front property line. The trees may be planted within the street right-of-way when approved by the Director. An exception may be granted where larger turf areas exist and grouping of trees is desirable.
- ii. Plants not considered trees but grown to tree form (example: Crape Myrtle, Ligustrum, etc.) and which can be substituted for trees shall be a minimum of six feet in height at time of planting.

b. Screen Plantings

Plantings that are to serve as a living screen shall be not less than four feet high with a minimum spacing of five feet apart at time of planting.

c. Shrubs

Shrubs planted as part of the approved landscape plan shall be no smaller than three gallon containers and, where used for continuous hedge effect, shall be spaced so that the shrubs grow to fill in all gaps with two- years after planting.

d. Ground Cover Plants

No minimum size is required; provided, however, planting shall be sufficiently dense to develop full coverage of the area to be covered as shown on the landscape within 18 months after planting.

3. Structural Requirements

All structural elements in the landscape plan are to support the living landscape development and not replace it. Each element will be judged on its individual merits. Structural elements will be defined as walks, walls, fountains and will also include artificial plants, gravel and various surface treatments.

F. Establishment

All landscape materials shown on the landscape plan shall be developed within 18 months after planting. The owner or his agent in control of the property shall maintain the landscape in a healthy, living condition and free of all plants not included in the plan. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 100 feet of all plant materials to be maintained.

G. Changes or Redevelopment

When the landscaped areas of a property subject to previously approved landscape plans requires change or redevelopment, approval of the Community Services Department will be required.

H. Special Conditions

No Building Permit shall be issued in any zoning district other than R-1 through D-2 prior to the approval of the landscape plan by the Director, which landscape plan shall be in substantial compliance with the minimum landscape requirements set forth in this Chapter and any adopted planned development regulations and detailed site plan applicable to the property. Prior to the issuance of any certificate of occupancy, all approved screening and landscaping must be in place, or if seasonal considerations prohibit the completion of the landscape, a Certificate of Occupancy subject to the written authorization of the City Manager that sets forth the date by which the installation of all required landscaping must be completed. Failure to complete the installation of required landscaping by the date required by the City Manager shall be a violation of this zoning ordinance.

I. Buffer

Any lot or tract zoned for any purpose other than one-family or two-family residences and lying immediately adjacent to a tract or lot zoned for one-family or two-family residences shall have a solid structural masonry wall not less than six feet in height designed by a Texas Registered Professional Engineer separating the two different uses.

J. Recommended Plant Materials

The following list of recommended plant materials is intended to assist in the selection of plant materials but is not an inclusive list. These plants have been identified as well suited for the soils found in the city.

- Quercus virginiana Live Oak
- Quercus buckleyi shurmardi Red Oak
- Quercus muhlenbergii Chinquapin Oak
- Pistacia chinensis Chinese Pistache
- Ulmus parvifolia Lacebark Elm
- Gleditsia triacanthos var. inermis Thornless Honey Locust
- Taxodium distichum Bald Cypress
- Taxodium ascendens Pond Cypress
- Carya illinoensis Pecan
- Quercus macrocarpa Bur Oak

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|-----------------------------------|--------------------|
| • Magnolia grandiflora | Magnolia |
| • Cercis canadensis var. texensis | Texas redbud |
| • Cercis x texensis | Oklahoma Redbud |
| • Sophora affi nis | Eve’s Necklace |
| • Ilex vomitoria | Yaupon Holly |
| • Ginkgo biloba | Ginkgo (male only) |
| • Lagerstromia Indica | Crepe Myrtle |

4.2 Refuse Containers. Garbage, trash or refuse containers located on property used for any purpose other than single family residential use shall not be located in front of the main building and must be screened from view of the public. The container screening enclosure shall consist of a minimum six foot high masonry screening wall designed by a Texas registered professional engineer in which the exterior of the wall shall be architecturally consistent with the primary building and solid opaque metal gates shall be provided, primed and painted to match the masonry screening walls. In addition to the screening walls, shrubs, trees or other landscaping shall be required as approved by the Director or as required by any applicable planned development regulations or approved detailed site plan.

4.3 PARKING AND LOADING

A. Applicability

No building or structure or part of a structure shall be erected, altered, or converted for any use permitted in the zoning district in which it is located unless there shall be provided on the lot or tract or within 150 feet of such buildings or structures, vehicle parking in the ratio of vehicle spaces for the uses specified in the designated districts as set forth in Section 4.2.C. or as otherwise provided in the zoning ordinance. No existing vehicle parking developed in connection with any use as of February 24, 1969, may be reduced below the minimum number of spaces required as of said date.

B. Parking Space

For purposes of determining compliance with this Section 4.2, a “parking space” shall mean an enclosed or unenclosed all-weather surfaced area, measuring approximately nine (9) feet by 18 feet, not located on a public street or alley, together with an all-weather surfaced driveway connecting the area with a street or alley permitting free ingress and egress without encroachment on the street or alley. Any parking space adjacent to a public street where maneuvering on the public street is required to access and enter the parking space shall not be classified as an off-street parking space when computing the parking requirements for any use.

C. Parking Ratios

1. Calculation

- a. In computing the parking requirements for any building or development, the total parking requirements shall be the sum of the specific parking space requirements for each class of use included in the building or development.
- b. The floor area of a structure devoted to off-street parking shall be excluded from the total building area when computing the off-street parking requirements of any use.

2. Residential Uses

The minimum off-street parking spaces required for residential zoning districts are as follows:

| Zoning District | Parking Spaces |
|----------------------------------|--|
| R-1, One-Family Res. District | 3 spaces per dwelling unit |
| R-2, One-Family Res. District | 2 spaces per dwelling unit |
| R-3, One-Family Res. District | |
| R-4, One-Family Res. District | |
| R-5, One-Family Res. District | |
| R-6, One-Family Res. District | |
| D-1, Two-Family Res. District | |
| D-2, Two-Family Res. District | 2¼ spaces per dwelling unit in apartment structure, 2 spaces all other dwelling units |
| MF-1, Multi Family Res. District | |
| MF-2, Multi Family Res. District | |
| MF-3, Multi Family Res. District | |
| MF-4, Multi Family Res. District | 2¼ spaces per dwelling unit plus additional requirements as may be specified by the amending ordinance |
| PD, Planned Development District | |

3. Non-Residential Uses

The minimum off-street parking spaces required for the identified non-residential zoning districts are as follows:

| Use | Minimum Parking Spaces Required |
|--|--|
| Adult Day Care Center | One space per 500 sq ft of gross floor area |
| Bank, Savings and Loan or similar financial establishment | One space per 300 sq ft of gross floor area |
| Bowling Alley | 6 per lane |
| Worship Facilities | One space per 3 seats in main place of assembly |
| Clinics or Doctors' Offices | One space per 300 sq ft of gross floor area (minimum of five spaces) |
| Commercial Outdoor Amusement | 20 spaces plus one space per 100 sq ft of gross floor area over 1,000 sq ft |
| Convalescent Home or Home for Aged | One space per 6 rooms or beds |
| Furniture Store | One space per 800 sq ft of gross floor area. |
| Gasoline Service Station | Minimum of 6 spaces |
| Golf Course | Minimum of 30 spaces |
| High School, College or University | One space per classroom, laboratory or instruction area plus one space per 2 students in the institution |
| Hospitals | One space per 2 beds |
| Hotel or Motel | One space per room, unit or guest accommodation plus requirements for clubs, restaurants and other uses |
| Institutions of a philanthropic nature | 10 spaces plus one space per employee |
| Library or Museum | 10 spaces plus one per 300 sq ft of gross floor area |
| Manufacturing, processing or repairing | One space per 2 employees or one space per 1,000 sq ft of gross floor area, whichever is greater |
| Offices, general | One space per 300 sq ft of gross floor area (minimum 5 spaces) |
| Places of public assembly not listed | One space per 3 seats |
| Recreational, private or commercial area or building (other than listed) | One space per 3 persons normally accommodated in the establishment |
| Restaurant or Cafeteria | One space per 3 seats under maximum seating arrangement (minimum of 5 spaces) |
| Retail or personal service | One space per 200 sq ft of gross floor area (minimum of 5 spaces) |

D. Additional Parking Requirements

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|---|---|
| Schools, Elementary or Junior High | One space per classroom plus one space per 4 seats in any auditorium, gymnasium, or other place of assembly |
| Storage or warehousing | One space per 2 employees or one space per 1,000 sq ft of gross floor area, whichever is greater |
| Theaters, meeting rooms and places of public assembly | One space per 3 seats |

4. Parking Requirements for New and Unlisted Uses

- a. The Director shall determine the minimum off-street parking requirements for any use not specifically listed in Sections 4.2.C.2 or 3.
- b. If the minimum parking requirements cannot be readily determined by the Director for a new or unlisted use, or an owner disagrees with the determination of the Director made pursuant to paragraph a, above, the minimum off-street parking requirement shall be established in accordance with the process for classifying new and unlisted uses as provided in Section 2.4A.

D. Additional Parking Requirements

1. Parking Location

- a. Required off-street parking spaces shall be located in a manner that allows a person to maneuver a motor vehicle from each space to the nearest adjacent public street or alley without encroachment on other off-street parking spaces.
- b. The required off-street parking spaces for new residences in the R-1 through D-2 zoning districts shall (i) be located behind the front building line, (ii) be enclosed in a garage structure suitable for vehicle storage, and (iii) not be located within the required side yard.
- c. All one-family and two family residences with required parking spaces located in the front yard existing as of August 24, 1970, may retain and maintain the required parking in the required front yard provided the existing garage or carport is not converted into space other than vehicle storage space.

2. Commercial Vehicle Parking

- a. In any R-1 through MF-4 zoning district, or a PD district with a base zoning consisting any of the R-1 through MF-4 zoning districts, no off-street parking space, garage, carport or other automobile storage space or structure shall be used for the parking or storage of any commercial motor vehicle, including but not limited to a commercial type truck, panel truck, box truck, commercial type van, or box van, and truck, van or other vehicle that exceeds a 3/4 ton capacity. A vehicle is deemed to have been “stored” if parked continuously for 48 hours or longer on the same property.
- b. In the O, LR-1 and LR-2 districts, no parking space or other automobile storage space which is visible from the street shall be used for the storage of any commercial type vehicle including, but not limited to, commercial type

truck, panel truck, box truck, commercial type van, box van, and trucks, vans or other vehicle that exceeds a 3/4-ton capacity.

- c. The provisions of paragraphs a. and b., above, shall not apply to the following:
 - i. Pickup trucks or passenger vans used for personal noncommercial purposes without commercial advertisement and rated one ton or less may be legally parked or stored on property in any R-1 through MF-4 district.
 - ii. One pickup truck or van not exceeding a 3/4-ton capacity, with commercial signage, may be parked, but not stored, on property in any R-1 through MF-4 district.

3. Carport and Garages

- a. Where existing garages or carports are closed in or converted into space for use other than vehicular storage or converted to provide additional living area in a dwelling, the required number of off-street parking spaces shall be provided behind the front building line and an enclosed garage structure suitable for vehicle storage shall be constructed which shall be capable of storing the same number of vehicles as the existing garage or carport. Head-in or dead-end parking spaces in the required front yard shall not be permitted.
- b. In all zoning districts allowing one-family, two-family or multiple family dwelling units, garages, carports, or other similar structures originally intended and constructed for the parking of motor vehicles, boats, trailers or other similar items may not be converted, temporarily or permanently, to use for human habitation, storage, or any other use or purpose other than originally intended.
- c. Where driveways are located in the front yard after closing in or converting a garage or carport, the driveway shall be removed or reconfigured to provide access to the required parking spaces behind the front building line. No head-in or dead-end parking spaces in the required front yard shall be permitted.

4. Screening

Where parking for other than one-family or two family dwellings is constructed adjacent to one-family or two family dwellings, a structural masonry wall of at least six feet in height shall be erected.

E. Loading

- 1. All retail commercial, industrial and service structures shall provide and maintain off-street facilities for receiving and loading merchandise, supplies and materials within a building or on the lot or tract.
- 2. Off-street loading space may be adjacent to a public alley or private service drive or may consist of a truck berth within the structure.
- 3. Off-street loading space or truck berth shall consist of a minimum area of 10 feet by 45 feet.

4. For retail, commercial sales, service or industrial use buildings and establishments, off-street loading facilities shall be provided as set forth below.

| Square Feet of Gross Floor Area in Structure | Minimum Required Spaces or Berths |
|---|--|
| 0 to 5,000 | None |
| 5,000 to 15,000 | 1 |
| 15,000 to 40,000 | 2 |
| 40,000 to 65,000 | 3 |
| 65,000 to 100,000 | 4 |
| Each Additional 50,000 | 1 Additional |

5. For hotels, office buildings, restaurants and similar establishments, off-street loading facilities shall be provided as set forth below in accordance with the following schedule:

| Square Feet of Gross Floor Area in Structure | Minimum Required Spaces or Berths |
|---|--|
| 0 to 10,000 | None |
| 10,000 to 50,000 | 1 |
| 50,000 to 100,000 | 2 |
| 100,000 to 200,000 | 3 |
| Each Additional 50,000 | 1 Additional |

6. The Director shall determine the minimum off-street loading requirements for any circumstances not otherwise specified in this Section 4.2.E.

4.4 SIGNS

Signs shall be permitted for specified uses in appropriate zoning districts as indicated by Chapter 62 “Signs, Advertising and Merchandise Display” of the Code of Ordinances and as permitted in the respective Planned Development Districts.

4.5 PERFORMANCE STANDARDS

A. Applicability

1. All uses in all zoning districts shall conform in operation, location, and construction to the performance standards specified for noise, odorous matter, toxic and noxious matter and glare set forth in this Section 4.4.
2. All uses in the C, LI, HI, or PD zoning districts shall conform in operation, location and construction to the performance standards specified for noise, odorous matter, toxic and noxious matter, glare, smoke, particulate matter and other air contaminants, fire and explosive or hazardous matter, vibration, open storage, planting, waste materials, and sanitation set forth in this Section 4.4.

B. C, LI and PD Districts

1. Applicability

The provisions of this Section 4.4.C. shall apply only within the C, LI, and PD zoning districts.

2. Noise

At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the decibel limits specified in the Octave Bands groups designated in the following table:

- a. The maximum permissible daytime octave band-decibel limits at the bounding property line shall be as follows:

| Octave Band (Cycles per Second) | 37 -75 | 75 - 150 | 150 - 300 | 300 - 600 | 600 - 1200 | 1200 - 2400 | 2400 - 4800 | 4800 - 9600 | A Scale |
|--|--------|----------|-----------|-----------|------------|-------------|-------------|-------------|---------|
| Decibel Band Limit (dB re 0.0002 micro-bars) | 86 | 76 | 70 | 65 | 63 | 58 | 55 | 53 | 70 |

Note: Scale levels are provided for monitoring purposes only and are not applicable to detailed sound analysis.

- b. The following corrections shall be made to the table of octave band-decibel limits in determining compliance with the noise level standards:
 - i. When noise is present at nighttime: subtract -7 dB.
 - ii. When noise contains strong pure-tone components or is impulsive, that is, when meter changes at 10 decibels or more per second: subtract -7 dB.

5. Fire and Explosive Materials

No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except that chlorates, nitrates, perchlorates, phosphorous and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the City’s Fire Department.

6. Toxic and Noxious Matter

No operation or use shall emit across the bounding property line of the tract on which such operation or use is located a concentration of toxic or noxious matter which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as set forth by the Texas State Department of Health in Threshold Limit Values Occupational Health Regulation No. 3, a copy of which is incorporated herein by reference and is on file in the office of the Director.

7. Vibration

No operation or use shall at any time create earth-borne vibrations which, when measured at the bounding property line of the source of operation, exceed the limits of displacement set forth in the following table in the frequency ranges specified.

| Frequency (Cycles per Second) | Displacement (In Inches) |
|--|-------------------------------------|
| 0-10 | .0010 |
| 10-20 | .0008 |
| 20-30 | .0005 |
| 30-40 | .0004 |
| 40 & Over | .0003 |

8. Open Storage

- a. Open storage shall be permitted as an accessory use to a main use which is located in a building in a C, LI or PD district allowing uses and standards in accordance with the LI zoning district.
- b. The area designated as open storage shall not exceed 15% of the total gross square foot of the building located on the same lot as the open storage prior to approval of a specific use permit in accordance with Section 6.5.
- c. Open storage shall be located on the rear one-half of the lot.
- d. No open storage shall be located in front of the main building.
- e. No open storage may be used for a wrecking, junk or salvage yard prior to approval of a specific use permit Section 6.5 authorizing such use.
- f. All open storage areas shall be screened from view of the public by a masonry wall not less than six feet nor greater than eight feet in height, and shrubs, trees or other landscaping as approved by the Director.

- g.** Items stored in an authorized open storage area shall not extend above the required screening fence or wall.

9. Glare

No use or operation shall be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

C. HI District

1. Applicability

The provisions of this Section 4.4.C shall apply only to property located within the HI zoning districts.

2. Noise

- a.** At no point at the bounding property line of any use shall the sound pressure level of any operation or plant exceed the decibel limits specified in the Octave Band groups designated in the following table. Maximum permissible daytime octave band-decibel limits at the bounding property line shall be as follows:

| Octave Band (Cycles per Second) | 37 -75 | 75 - 150 | 150 - 300 | 300 - 600 | 600 - 1200 | 1200 - 2400 | 2400 - 4800 | 4800 - 9600 | A Scale |
|---|---------------|-----------------|------------------|------------------|-------------------|--------------------|--------------------|--------------------|----------------|
| Decibel Band Limit (dB re 0.0002 micro-bars) | 90 | 80 | 74 | 69 | 65 | 62 | 60 | 58 | 70 |

Note: Scale levels are provided for monitoring purposes only and are not applicable to detailed sound analysis.

- b.** The following corrections shall be made to the table of octave band-decibel limits in determining compliance with the noise level standards:
 - i.** When Noise is present at nighttime: subtract -7 dB.
 - ii.** When Noise contains strong pure-tone components or is impulsive, that is, when meter changes at 10 decibels or more per second: subtract -7 dB.
 - iii.** When Noise is present for not more than ½ minute in any ½-hour period, 1 minute in any 1-hour period, 10 minutes in any 2-hour period, or 20 minutes in any 4-hour period: add 10 dB.
- c.** Measurement of noise shall be made with an Octave band analyzer meeting the standards prescribed by the American Standards Association.

3. Smoke and Particulate Matter

No operation or use shall cause, create, or allow the emission for more than 3 minutes in any 1 hour of air contaminants which at the emission point or within the bounds of the property are:

- a. As dark or darker in shade as that designated as No. 2 on the Ringleman Chart as published by the United States Bureau of Mines Information Bulletin 7118.
- b. Of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke or contaminants in the standard prescribed in Section 4.5C.3.a above except that; when the presence of uncombined water is the only reason for failure to comply or when such contaminants are emitted inside a building which prevents their escape into the atmosphere, the standards specified in Sections 4.5C.3.a and 4.5C.3.b shall not apply.
- c. The emission of particulate matter from all sources shall not exceed 1.0 pounds per acre of property within the plant site per any one hour.
- d. The open storage and open processing operations including on site transportation movements which are the source of wind or airborne dust or other particulate air contaminants generating equipment such as used in paint spraying, grain handling, sand or gravel processing or storage, or sand blasting shall be so conducted that dust and other particulate matter so generated are not transported across the boundary line of the tract on which the use is located in concentrations exceeding 4 grains per 1,000 cubic feet of air.

4. Odorous Matter

- a. No use shall be located or operated which involves the emission of odorous matter from a source operation where the odorous matter exceeds a concentration at the bounding property line or any point beyond which, when diluted with an equal volume of odor free air, exceeds the odor threshold (two odor units).
- b. The odor threshold and odor unit shall be determined by observation by one or more people. In any case where uncertainty may arise, the operator or owner of an odor emitting use may disagree with the enforcing officer, or specific measurement of odor concentration is required, the method and procedures specified by the American Society for Testing Materials, A.S.T.M.D. 1391-57 titled *Standard Method for Measurement of Odor in Atmosphere* shall be used as the standard for determining the odor threshold, which standards are incorporated herein by reference.

5. Fire or Explosive Hazard Material

- a. No use involving the manufacture or storage of compounds or products which decompose by detonation shall be permitted except when such use is in conformance with all other City ordinances and has been approved by the City's Fire Department.
- b. The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents and petroleum products shall be

permitted only when such storage or use conforms to the standards and regulations of City’s Fire Department.

6. Toxic and Noxious Matter

No operation or use shall emit across the bounding property line of the tract on which such use or operation is located a concentration of toxic or noxious matter which will exceed ten percent of the concentration (exposure) considered as the threshold limit for an industrial worker as such standards are set forth by the Texas State Department of Health in *Threshold Limit Values Occupational Health Regulation No. 3*, a copy of which is incorporated herein by reference and on file in the office of the Director.

7. Vibrations

No operation or use shall at any time create earthborne vibrations which, when measured at the bounding property line of the source operation, exceeds the limit of displacement set forth in the following table in the frequency ranges specified:

| Frequency (Cycles per Second) | Displacement (In Inches) |
|--|-------------------------------------|
| 0-10 | .0020 |
| 10-20 | .0016 |
| 20-30 | .0010 |
| 30-40 | .0006 |
| 40 & Over | .0005 |

8. Open Storage

- a. Open storage shall be permitted as an accessory use to a main use which is located in a building in an HI district or a PD district allowing uses and standards in accordance with the HI zoning district.
- b. The area designated as open storage shall not exceed the total gross square foot of the building located on the same lot as the open storage area without the prior approval of a specific use permit in accordance with Section 6.5.
- c. Open storage shall be located on the rear one-half of the lot.
- d. No open storage shall be located in front of the main building.
- e. No open storage area shall be used as a wrecking, junk or salvage yard prior to approval of as a specific use permit in accordance with Section 6.5 authorizing such use.
- f. All open storage areas shall be screened from view of the public by a masonry wall not less than six feet nor greater than eight feet in height, and shrubs, trees or other landscaping as approved by the Director.
- g. Items stored in an authorized open storage area shall not extend above the required screening wall or fence.

9. Waste Materials

No use or operation shall discharge onto the ground or into any driveway, open pit, pond or into any street or street right-of-way, any waste materials, liquids, residue or by products for storage, decomposition, disposal or fill, unless

approved by the Director.

D. “Daytime” and “Bounding Property Line”

1. **“Daytime”** As used in Sections 4.4.B. and C., “daytime” means the hours between sunrise and sunset on any given day.

2. **“Bounding Property Line”**

As used in Sections 4.4.B. and C., “bounding property line” means (i) the far side of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property, and (ii) when no such open space exists, the common line between two parcels of property.