

**Section L-II 3.29 Incidental Storage**

Deleted: Accessory

**A. Purpose.** To allow for the limited outdoor storage of materials, large vehicles, heavy equipment and/or machinery used for an offsite trade in specified zones when such storage is secondary to the primary residential use of the land. The storage of large vehicles, heavy equipment and/or machinery used solely for an allowed onsite use, an onsite agricultural operation or an onsite timber operation is not subject to this Section.

**B. Definitions.**

Incidental Storage- An area of land utilized for the limited incidental outdoor storage of materials, large vehicles, heavy equipment and/or machinery, as defined in Table 3.29.A, used for an offsite building or construction trade related business.

Deleted: Accessory

Deleted: accessory

**C. Standards.**

The incidental outdoor storage of large vehicles, heavy equipment or machinery and materials shall be allowed in the R1, RA, AG, and FR zoning districts subject to the following:

Deleted: accessory

1. All incidental storage shall be owned and operated by the owner, resident or immediate family member of the property. No rent or fees shall be charged for the keeping of incidental storage items.

Deleted: Accessory

Deleted: Storage

Deleted: and/or

Deleted: and shall be clearly incidental and subordinate to the primary residential use of the property.

2. All stored materials, large vehicles, heavy equipment and/or machinery shall be clearly incidental and subordinate to the primary residential use of the property. The storage of materials, large vehicles, heavy equipment and/or machinery shall not result in the appearance that the property is being utilized primarily for commercial purposes.

3. All incidental storage shall be located a minimum distance equal to the applicable building setbacks for the base zoning district and all incidental storage areas shall meet all applicable setbacks from environmentally sensitive resources, including but not limited to watercourses, wetlands, floodplains, and steep slopes, as defined by Section L-II 4.3: Resource Standards.

Deleted: Accessory

Deleted: Storage

Deleted: double

4. All incidental storage shall be screened from view from any roadway or adjacent property. Where feasible, natural landscaping is encouraged to be utilized for screening purposes.

Deleted: unless

Deleted: adequately

5. All security lighting established for incidental storage areas shall be fully shielded to prevent the light source or lens from being visible from adjacent properties and roadways and shall be directed only to the designated storage area. All light fixtures shall use high efficiency lamps. High pressure sodium and mercury vapor light fixtures are prohibited. All lighting shall be turned off between 11 p.m. and sunrise and the use of motion or heat sensors is the preferred alternative to continuous security lighting.

Deleted: shall be consistent with Section L-II 4.2.8: Lighting, ¶  
<#> ¶

**Draft 6/19/11**

6. The onsite starting, warming-up and idling of all large vehicles, heavy equipment and/or machinery shall not exceed an idle time duration of more than 5-minutes, unless a longer idling time is necessary and performs a specific function.
7. ~~Incidental storage~~ related vehicle trips shall not exceed ~~four (4)~~ round trips a day.
8. ~~Sites conducting incidental storage, as defined above, shall have direct access to a publicly-maintained road. If the property does not have direct access to a publicly-maintained road, the property owner shall form a new or join an existing road maintenance district (i.e., permanent road division, county service area, community service district). If the use of a road maintenance district is not feasible, the property owner shall join, form, or demonstrate that he/she is part of a road maintenance agreement. If a homeowner's or road association oversees the maintenance of the private road(s), participation in maintaining the road as defined by Section 845 of the California Civil Code is required.~~
9. ~~All stored vehicles, heavy equipment and/or machinery shall be operable and currently licensed, if applicable, and shall be compliant with all federal, state and local laws and regulations which govern the use and operation of such vehicles.~~
10. ~~The onsite minor routine maintenance of stored vehicles or equipment is allowed, but the conduct of major repairs on a property storing vehicles or equipment under the provisions of this Section are prohibited.~~
11. ~~All incidental storage areas are~~ subject to the regulations of local, state and federal agencies applicable to the type of materials and/or equipment stored. This shall include but not be limited to compliance with all air quality regulations, the Zoning Ordinance, the California Building Code, the California Fire Code, and all Health and Safety Regulations that are enforced by the Department of Environmental Health. The storage of Hazardous Materials shall be limited to amounts below regulatory threshold quantities of less than 200 cubic feet of compressed gas, 500 pounds of solids, or 55 gallons of liquids. No amount of hazardous waste associated with the business shall be stored on the property and no quantity of extremely hazardous materials shall be stored on the property.
12. ~~The conduct of incidental storage shall not result in the detectable offsite generation of dust. Dust generation shall be minimized by the application of water or other appropriate dust palliatives to all storage areas and onsite driveways used to access storage areas on a routine basis as needed.~~
13. The outdoor area for storage of materials, including smaller vehicles, equipment and/or machinery that have a curb weight less than 10,000 pounds, shall be contained within four aggregate areas as shown under the "Materials" column below. The storage of large vehicles, heavy equipment and/or machinery that have individual curb weights equal to or greater than 10,000 pounds may be located outside of the materials and smaller vehicle aggregate areas, as shown below.

Deleted: Accessory

Deleted: Storage

Deleted: six

Deleted: 6

Deleted: all

Deleted: Accessory

Deleted: Storage

Deleted: is

**Draft 6/19/11**

Table L-II 3.29.A						
Allowed <b>Incidental Storage</b> *						
Lot Size	Materials Maximum Total Footprint (Square Feet)			Large Vehicles, Heavy Equipment or Machinery		
	Sites Zoned R1	Sites Zoned RA	Sites Zoned AG and FR	Sites Zoned R1	Sites Zoned RA	Sites Zoned AG and FR
0.99 acres or less	200	200	500	0	0	1
1.00-2.99 acres	200	500	1,500	0	1	2
3.00-4.99 acres	200	1,000	2,000	0	2	3
5.00-19.99 acres	200	1,500	2,500	0	3	5
20.00 acres or greater	200	2,000	2,500	0	4	8

\*A single commercial passenger vehicle and/or truck used for the operation of the offsite trade shall not count towards the maximum allowed **materials** footprint of **incidental storage** under Table L-II 3.29.A. Any additional commercial passenger vehicles and/or trucks that are used for the offsite trade and stored onsite however, will count towards the overall allowed maximum **materials** footprint.

**14. Exceptions to Standards.** The standards listed above, with the exception of the number of large vehicles, heavy equipment or machinery, may be exceeded or waived with the approval of a Variance issued pursuant to Section L-II 5.7.

## **Draft Definition**

### **Equipment Storage Yard Definition**

An Equipment Storage Yard means a parcel of land that is used primarily for the storage of **materials**, supplies, equipment, and/or the onsite parking, storage, maintenance or repair of large equipment or vehicles used in a **commercial trade** business.

Formatted Table

Deleted: Accessory

Deleted: RA,

Deleted: ,

Deleted: Sites Zoned RA, AG, and FR

Deleted: 250

Deleted: 500

Deleted: 1

Deleted: 2

Deleted: 500

Deleted: 1,500

Deleted: 2

Deleted: 4

Deleted: 750

Deleted: 2,000

Deleted: 3

Deleted: 6

Deleted: acres or greater

Deleted: 1,000

Deleted: 2,500

Deleted: 4

Deleted: 8

Deleted: Accessory

Deleted: Storage

Deleted: 8

Deleted: Contractor's

Deleted: Contractor's

Deleted: construction

Deleted: construction

Deleted: construction