Chapter 4.5: Supplemental Use Regulations

Sections:

4.501 Applicability
4.502 Home Occupations
4.503 Child Day Care, Home Occupation
4.504 Group Homes for Persons with Disabilities
4.505 Religious Assembly
4.506 Drive-Through Aisles
4.507 Animal Services
4.508 Sexually Oriented Businesses
4.509 Temporary Uses
4.510 Temporary Structures
4.511 Model Home Complexes
4.512 Vehicle and Equipment Sales, Leasing and Services
4.513 Outdoor Seating Areas
4.514 Abandoned Drive-Through Facilities
4.515 Cannabis Business Establishments
4.516 Miscellaneous Provisions
4.517 Truck and Semi-trailer Storage Lots

4.501 Applicability

In order to mitigate the potential adverse impacts of certain uses, supplemental regulations are provided in addition to the regulations set forth in Chapter 2.

4.502 Home Occupations

Home Occupations shall comply with the following regulations:

A. ***Incidental to Principal Residential Use.*** A Home Occupation use is incidental to the principal use of the dwelling unit for residential purposes.

B. ***Location.*** Other than Home Occupation Day Care, a Home Occupation use may only be conducted within the dwelling unit or an accessory structure.

C. ***Employees***

1. Other than family members residing within the dwelling unit located on the lot or parcel, there shall be no other employee working at the home occupation.

2. The lot or parcel shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.

D. ***Exterior Appearance***

1. The residential character of the property shall be maintained. There shall be no signs, display of merchandise or stock in trade, outdoor storage of materials, or other exterior indication of a home occupation.

2. When a Home Occupation use is conducted within any garage, the doors to the garage shall remain closed.

3. Home Occupation use shall not result in any structural alterations or additions to a building that will change its primary use or building code occupancy classification.

E. ***Storage of Hazardous Materials***. On-site storage of hazardous materials including toxic, explosive, noxious, combustible, or flammable materials beyond those normally incidental to residential use is prohibited.

F. ***Neighborhood Impacts.*** A Home Occupation use shall not produce noise, odors, vibrations, glare, dust, fumes, or electrical interference so as to be disruptive to the residential neighborhood.

G. ***Traffic Generation.*** A Home Occupation use shall not generate car or truck traffic in greater volume than that normally occurring in the residential district in which the home occupation is located.

H. ***Parking***. Any parking for a Home Occupation use shall comply with the requirements of Chapter 4.2: Off-Street Parking and Loading Regulations.

I. ***Licensing.*** Home Occupations shall comply with applicable licensing requirements.

4.503 Child Day Care, Home Occupation and Day Care Home

Child Day Care, Home Occupation and Day Care Home uses shall comply with the following regulations:

A. ***Incidental to Principal Residential Use.*** A Child Day Care, Home Occupation or Day Care Home use is incidental to the principal use of the dwelling unit for residential purposes.

B. ***Employees.*** Other than family members residing within the dwelling unit located on the lot or parcel, there shall be no employee working at the Child Day Care, Home Occupation or Day Care Home use.

C. ***Exterior Appearance and Structural Alterations***

1. The residential character of the property shall be maintained. There shall be no signs, outdoor storage of materials, or other exterior indication of a Day Care, Home Occupation or Day Care Home use.

2. A Child Day Care, Home Occupation or Day Care Home use shall not result in any structural alterations or additions to a building that will change its primary use or building code occupancy classification.

3. Existing garages, carport structures, or driveways shall not be expanded, enclosed, displaced, or otherwise modified for the purpose of accommodating the Child Day Care, Home Occupation or Day Care Home use.

4. Any permitted expansion, remodeling, or other modification of a dwelling unit shall comply with all applicable City codes without requiring a variance or relief from standard requirements for the zoning district within which the dwelling unit is located.

D. ***Screening.*** All outdoor recreation areas shall be completely screened and enclosed by a 6 foot high solid fence with solid self-closing and self-latching gates.

E. ***Separation.*** The minimum separation between Child Day Care, Home Occupation or Day Care Home uses on the same street shall be 300 feet, as measured from the closest property lines.

F. ***Neighborhood Impacts.*** A Home Occupation use shall not produce noise, odors, vibrations, glare, dust, fumes, or electrical interference so as to be disruptive to the residential neighborhood.

G. ***Traffic Generation.*** A Home Occupation use shall not generate car or truck traffic in greater volume than that normally occurring in the residential district in which the home occupation is located.

H. ***Parking***. Any parking for the Child Day Care, Home Occupation or Day Care Home use shall be on site or on the street adjacent to the lot or parcel, and shall comply with the requirements of Chapter 4.2: Off-Street Parking and Loading Regulations.

I. ***Licensing.*** The Child Day Care, Home Occupation or Day Care Home use shall comply with applicable licensing requirements.

4.504 Group Homes

A. ***Purpose***. The purpose of these regulations is to permit persons with disabilities to reside in single family residential neighborhoods in compliance with the Fair Housing Act, while preserving the residential character of the neighborhood.

B. ***Registration Required.*** A completed registration form shall be submitted to the Community Development Department on a form established by the Director. Registration shall become effective upon issuance of a Certificate of Occupancy for the group home and shall terminate when the group home use ceases. No registration shall be accepted for a group home that does not comply with the requirements of the Zoning Code.

C. ***Zoning Confirmation.*** Prior to registration, a request for zoning confirmation may be submitted to the Community Development Department to confirm that the proposed location of the group home is permitted under this section.

D. ***Standards.*** Group Homes for persons with disabilities shall be located, developed, and operated in compliance with the following standards:

1. *Separation.* The minimum separation between group homes shall be 1,200 feet, as measured from the closest property lines. No separation is required when group homes are separated by a utility right-of-way at least 50 feet in width, or by an arterial street, a river, or railroad right-of-way

2. *Occupancy.* The number of residents, excluding staff, shall not exceed 10.

3. *Exterior Appearance.* There shall be no sign or other exterior indication of a group home visible from a street.

4. *Compliance with all Applicable Building and Fire Safety Regulations.* If a group home has one or more non-ambulatory residents, building code requirements in addition to those applicable to group homes with no non-ambulatory residents shall apply.

5. *Licensing.* Group Homes for persons with disabilities shall comply with applicable licensing requirements.

6. *Parking.* Any parking for the group home shall be on site or on the street adjacent to the lot or parcel, and shall comply with the requirements of Chapter 4.2: Off-Street Parking and Loading Regulations.

7. *Tenancy.* No group home shall house any person whose tenancy may constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.

E. ***Additional Requirements of State Law.*** Notwithstanding the foregoing, if the State has adopted laws or rules for the regulation of a specific type of home, then any such State law or rule shall apply in addition to the conditions listed herein and shall preempt any conflicting condition listed herein.

F. ***Request for Accommodation.*** If a group home owner believes any requirement of the Zoning Code prevents the establishment of a group home in an economically viable manner, the owner shall submit to the Planning and Zoning

Officer a written request for accommodation and the reasons why the accommodation is required. The written request shall contain sufficient facts to allow the Planning and Zoning Officer to make an individualized determination of the group home's needs, to address the City's safety and welfare concerns, and to assure compliance with this section. The Planning and Zoning Officer shall review the written request and determine:

1. Whether an accommodation should be made pursuant to the requirements of the Federal Fair Housing Act; and

2. If so, the nature of the accommodation taking into consideration the requirements of the Federal Fair Housing Act, public safety and welfare concerns, and the residential character of the neighborhood.

The accommodation shall be made only to the extent necessary to comply with the Fair Housing Act.

4.505 Religious Assembly

Religious assemblies are not exempt from the requirements of the Zoning Code. If a religious assembly use believes any requirement of the Zoning Code imposes a substantial burden on its exercise of its religion, the religious assembly use shall submit to the Planning and Zoning Officer a written statement as to why any requirement imposes a substantial burden on its exercise of religion and a description of any requested accommodation. The Planning and Zoning Officer shall review the statement and determine:

A. Whether the proposed use is a religious assembly use under the Religious Land Use and Institutionalized Persons Act;

B. Whether the requirement imposes a substantial burden on the exercise of religion by the religious assembly use;

C. If the requirement imposes a substantial burden, whether the requirement furthers a compelling governmental interest of the City, and if so, whether it is the least restrictive requirement necessary to further that compelling governmental interest; and

D. The nature and extent of any accommodation, waiver, or adjustment to a requirement of the Zoning Code, if any.

4.506 Drive-Through Aisles

Drive-through aisles shall be located at least 100 feet from a single family or multi-family lot or parcel or an area designated as Single Family or Multi-Family Residential use in the Comprehensive Plan. This distance may be reduced by:

A. The width of a recorded open space tract on an adjacent parcel; or

B. The width of an adjacent street.

In no event shall the required building setback for the district be reduced.

4.507 Animal Services

Animal services shall comply with the following standards:

A. ***Setbacks.*** Outdoor runs and exercise areas shall be located at least 100 feet from a single family or multi-family lot or parcel or an area designated as Single Family or Multi-Family Residential use in the Comprehensive Plan. Interior boarding structures shall be located a minimum of 25 feet from any property line.

B. ***Fencing.*** Outdoor runs and exercise areas shall be enclosed by a minimum 6 foot fence.

C. ***Prohibitions.*** Outdoor boarding of animals other than livestock is prohibited.

4.508 Sexually-Oriented Businesses

Sexually-oriented businesses shall comply with Batavia City Code Title 3, Chapter 17: Sexually Oriented Businesses.

4.509 Temporary Uses

Temporary uses shall be located and operated in compliance with the following standards:

A. ***Table of Temporary Uses.*** Temporary uses are limited to the times identified in Table 4.509: Temporary Uses:

Table 4.509: Temporary Uses

Use Classification	Time Duration (days)	Frequency of Use	Interval Between Uses (days)
Carnival, Festival	Special Event Permit – See City Code Title 3		
Circus			
Garage Sale	3	4 / year	30
Farmers' Market	3	Once Weekly	4
Haunted House	45	1 / year	--
Seasonal Sales	60	3 / year	14
Non-Seasonal Sales, Swap Meet, Flea Market and Auction, Outdoor	10	4 / year	14

B. ***Permits.*** Temporary uses shall obtain applicable fire and building permits and sales tax licenses prior to commencement of activities.

C. ***Standards.*** Temporary uses shall be located and developed in compliance with the following standards:

1. *General*. Other than Garage Sales, the area devoted to the Temporary Use shall be located on the subject property to retain existing pedestrian and vehicle movement throughout the site. If the Temporary Use is to be located in the parking lot of the property, required accessible parking shall be maintained.

2. *Setbacks*. Other than Garage Sales, temporary uses shall be set back a minimum of 20 feet from any adjacent, occupied residential lot or parcel, and a minimum of 5 feet from any street or parking aisle.

3. *Structures.* As part of the building permit application for structures, a site plan shall be submitted verifying that proposed conditions meet the requirements of this Section.

4. *Signage*. All signage shall comply with the regulations set forth in Chapter 4.4: Sign Regulations.

5. *Restoration of Site*. When the temporary use is discontinued the site and any affected structures shall be returned to their original condition.

6. *Garage Sales*. Tents associated with garage sales:

   a. Shall be erected no earlier than 2 days before the start of the garage sale.

   b. Shall be removed no later than 1 day after the end of the garage sale.

   c. Shall not cover more than 60% of the width of the property, nor shall it be closer to the side property line than the required side setback area, unless it is covering a driveway in the side setback area.

D. ***Additional Requirements***. Adequate sanitation, water, traffic control, parking, security, and public health measures shall be provided for all temporary uses.

4.510 Temporary Structures

A. ***Construction Trailers.*** Construction trailers are permitted only on a lot or parcel during construction undertaken pursuant to a valid building permit. Construction trailers may be occupied for office or security purposes, or may be used for storage of equipment and material used in construction on the site. Temporary construction trailers shall be located and developed in compliance with the following standards.

1. *Setbacks.* Setbacks for construction trailers shall comply with the development regulations for the zoning district.

2. *Surfacing.* The area of the construction trailer, including parking areas, access points, aisles, driveways, and travel ways, shall be surfaced with gravel, crushed rock or other approved dust free material.

3. *Signage.* In accordance with Section 4.402.P.1, the parking of a vehicle, trailer or other device marked or unmarked which is parked in such a manner that it is used principally as a portable sign is prohibited.

B. ***Sales Trailers.*** Sales trailers, including modular offices, used for the sale and lease of residential and nonresidential real estate, memberships, and similar activities, are permitted only on a lot or parcel during construction undertaken pursuant to a valid building permit. Temporary sales trailers shall be located and developed in compliance with the following standards.

1. *Setbacks.* Setbacks for sales trailers are set forth in the development regulations for the zoning district.

2. *Surfacing.* Unless otherwise required by the Fire Marshal, the area of the sales trailer including parking areas, access points, aisles, driveways, and travel ways shall be surfaced with a minimum of a 4 inch-thick road base on compacted soil with dust palliative to support emergency apparatus and to reduce particulate matter. Accessible parking shall meet all City and state requirements.

3. *Parking.* Any parking for the use shall be on site and comply with the requirements of Chapter 4.2: Off-Street Parking and Loading Regulations.

4. *Signage.* All signage shall comply with the regulations set forth in Chapter 4.4 Sign Regulations.

C. ***Portable Temporary Storage Containers.*** Portable Temporary Storage Containers are permitted only for the purpose of storage of equipment, supplies, or similar materials:

1. *Residential Zoning Districts.* Portable temporary storage containers are allowed in residential districts on zoning lots that contain single and two family dwellings. One container is allowed for no more than 31 consecutive days, 3 times per calendar year.

2. *Commercial, Employment, Parks and Open Space, Public Facilities and Institutional and Downtown Mixed Use and Mixed Use Districts.* Portable temporary storage containers are prohibited in these districts except on zoning lots that contain single or two family dwellings.

3. *Building Permit.* No building permit is required.

4. *Location.* The container shall be placed on a driveway or in the interior side or rear yard.

5. *Front and Corner Side Yard Restrictions.* When placed on the driveway within the front or corner side yard area, the container shall be located so that pedestrian and vehicular traffic is not obstructed and so that the view of an operator of a motor vehicle entering or exiting a right of way is not obstructed.

6. *Size.* The container shall be a maximum of 8 feet in width, 16 feet in length, and 8 feet in height.

7. *Hazardous Materials.* The container shall not be used for the storage of hazardous, flammable or toxic materials.

D. ***Classroom Structures.*** Temporary classroom structures are permitted as an expansion of an existing Religious Assembly or School use by the issuance of an Administrative Use Permit (AUP), pursuant to Chapter 5.4: Use Permits. The AUP shall be issued only when the findings identified in Section 5.403: Required Findings and these additional findings are met:

1. The temporary structure is located on the same lot or parcel as the principal use;

2. The temporary structure shall comply with all development standards and use regulations for the district;

3. There is a valid approved design review plan for the property identifying a location for a permanent classroom;

4. The design review approval is for the principal structure, an expansion of the principal structure or a related accessory structure; and

5. The location for the temporary classroom structure does not conflict with the location for the permanent facility.

E. ***Religious Assembly Structures.*** Temporary structures for Religious Assembly uses are permitted as an expansion of an existing Religious Assembly use by the issuance of an AUP, pursuant to Chapter 5.4: Use Permits. The AUP shall be issued only when the findings identified in Section 5.403: Required Findings and these additional findings are met:

1. The temporary structure is located on the same lot or parcel as the principal use;

2. The temporary structure shall comply with all development standards and use regulations for the district;

3. There is a valid approved design review plan for the property identifying a location for the permanent structure;

4. The design review approval is for the principal structure, an expansion of the principal structure or a related accessory structure; and

5. The location for the temporary Religious Assembly structure does not conflict with the location for the permanent facility;

F. ***Tents and Temporary Accessory Storage Structures***

1. *Commercial Zoning Districts*. Tents are allowed in commercial districts only in conjunction with an allowed temporary use.

2. *Residential Zoning Districts*. Tents are allowed in residential districts for no more than 7 consecutive days, two times per year.

3. *Public Facilities and Institutional, Downtown Mixed Use, Mixed Use, Parks and Open Space Zoning Districts*. Tents are allowed in conjunction with an allowed temporary use or for no more than 7 consecutive days.

4. *Employment Districts.* Temporary Accessory Storage Structures are allowed in the Light and General Industrial Districts, as follows:

   a. *Number*. One Temporary Accessory Storage Structure is permitted on a Zoning Lot containing a Principal Structure.

   b. *Location*. A Temporary Accessory Storage Structure shall be located in conformance with the required setbacks and shall not be located in required landscape areas and or between the Principal Structure and the street. A Temporary Accessory Storage Structure shall not be placed on required parking spaces.

   c. *Duration*. A Temporary Accessory Storage Structure may remain in place for a period not to exceed 90 days. The site must be free of an Accessory Storage Structure for 90 consecutive days before a building permit may be issued for a Temporary Accessory Storage Structure.

   d. *Size.* Each Zoning Lot shall be permitted a minimum Temporary Accessory Storage Structure size of 1,000 square feet. The maximum permitted Temporary Accessory Storage Structure size shall not exceed 5% of the square footage of the principal structures.

4.511 Model Home Complexes

Model home complexes are permitted for the initial sale of homes within a recorded subdivision or residential condominium development.

A. ***Location.*** The model home complex shall be located within a subdivision where the model homes are currently being constructed. The model home complex may be used to market homes for sale within the same Planned Development, subject to approval by the Director.

B. ***Design Review Required.*** All model home complexes shall obtain administrative design review approval prior to issuance of a building permit for any unit within the complex.

C. ***Opening.*** An approved model home complex may be open for use when all required improvements have been installed or constructed, inspected, and a Certificate of Occupancy issued.

D. ***Termination.*** The sales office use shall be terminated, all model home complex units converted to residential occupancy standards, all exterior improvements unique to the complex removed, all signage removed and a final inspection completed on all model complex units prior to residential occupancy of the sales office unit.

E. ***Parking.*** The model home complex parking area shall be constructed of concrete, masonry, asphalt or other approved dust free surface. Accessible parking shall meet all accessibility requirements, including a paved surface, signage and connection to the model complex by an ADA compliant pathway.

F. ***Signage.*** Signage shall comply with the requirements of Chapter 4.4: Sign Regulations.

G. ***Residential Occupancy Prohibited.*** No unit in a model home complex shall be occupied as a residential unit until fully converted to residential occupancy standards and a certificate of occupancy has been issued.

H. ***Improvements Required.*** All model home complex sales offices and parking areas shall have access from a paved street. Pedestrian ways shall be paved.

4.512 Vehicle and Equipment Sales, Leasing and Services

A. ***Fueling Facilities***

1. *Fuel Canopies*

   a. The clear height of a canopy over fuel pumps shall be a minimum of 13'-6" and shall not exceed 14'-6". Clearance height shall be measured from finished grade to the bottom of the fuel canopy fascia.

   b. Any fuel pump canopy shall be a minimum of 50 feet from property designated for residential use in the Comprehensive Plan.

2. *Fueling Facility Abandonment.* All Fueling Facility structures and above ground tanks that are unused and/or vacant for 1 year or more are assumed to be abandoned. Abandoned structures and facilities, including canopies, pumps, pump islands, bollards, lights, and signs relating to the abandoned fueling facility use shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner.

3. *Fueling Facility Reuse.* Fueling Facility buildings that are occupied with a use that does not involve the dispensing of fuel shall remove all canopies, pumps, pump islands, bollards, lights and signs relating to the abandoned fueling facility use prior to occupancy of the building.

B. ***Service Bays***

1. No bay or roll-up doors or similar service openings shall be located within 50 feet of property designated for residential use in the Comprehensive Plan.

2. Service bays located within 100 feet of property designated for residential use in the General Plan shall not face the adjacent residential property.

3. All service activities shall be conducted within the service bays. No used or discarded vehicle parts, equipment, or disabled, junked, or wrecked vehicles may be located outside of an enclosed building.

C. ***Secure Vehicle Access Points*.** Each secure vehicle access point to a parking or storage area shall be set back a minimum of 50 feet from the right-of-way.

4.513 Outdoor Seating Areas

A. ***Public Rights of Way***. Subject to applicable provisions of the Batavia Liquor Code, outdoor seating areas in public rights of way in conjunction with an Eating and Drinking Establishment shall require a license agreement with the City.

B. ***Private Property.*** Outdoor seating areas on private property are permitted in conjunction with an Eating and Drinking Establishment.

4.514 Abandoned Drive-Through Facilities

A. All drive-through facility structures, including signs and menu boards, that are unused and/or vacant for 1 year or more are assumed to be abandoned. Abandoned facilities shall be removed within 90 days from the date a notice of abandonment is mailed to the property owner.

B. Following removal of structures pursuant to the above section, the site shall be restored, landscaped and maintained in a sightly condition, free of weeds and debris.

4.515 Cannabis Business Establishments

A. The purpose of these regulations is to allow for the production, processing, transportation and dispensing of cannabis in compliance with State law and with other requirements of this Title.

B. Applicability. This section shall apply to all Cannabis Business Establishment Uses in all Zoning Districts of the City of Batavia.

C. Prohibition of Consumption. No Cannabis Business Establishment shall allow or facilitate the consumption or use of cannabis, cannabis infused products, or other items containing THC or permitted by the Cannabis Regulation and Tax Act on the premises of the use or adjacent right-of-way.

D. Location:

1. Recreational and Medical Cannabis Dispensaries shall not be located within 500 feet of the following locations:

    a. the perimeter of school grounds

    b. a child care center

    c. a public park

    d. a public library

    e. a religious assembly

2. Recreational and Medical Cannabis Dispensaries shall not be located within 1,500 feet of another Cannabis Dispensary.

3. Cannabis Business Establishments Other Than Recreational and Medical Cannabis Dispensaries shall not be located within 500 feet of any residential zoning district or residential use.

E. Hours of Operation. Notwithstanding other regulations in this Title to the contrary, Recreational Cannabis Dispensaries and Medical Cannabis Dispensaries shall be closed for business between 10:00 p.m. and 6:00 a.m.

F. Odors. No odors from processes, products or other sources shall be detectable at the property line.

G. Noise. Noise levels, as defined and measured under Section Title 4, Chapter 6, Section 4 of the Batavia Municipal Code, shall not exceed 60 decibels during daytime hours and 50 decibels during evening hours, regardless of the adjacent use.

H. Signage and Display. No Cannabis or cannabis paraphernalia shall be visible from outside of the premises, including depictions on signage.

I. Additional Materials. The applicant shall supply, upon request for a Zoning Application all materials provided to the State of Illinois for licensing, including, but not limited to:

1. Security Plan

2. Facility Ventilation Plan, for any non-dispensary use.

3. Operation Procedures

4. Disposal Plan, including disposal of cannabis materials

4.516 Miscellaneous Provisions

A. ***Caretaker.*** A recreational vehicle is permitted as a temporary dwelling for a caretaker or security guard on a lot or parcel only during construction undertaken pursuant to a valid building permit.

B. ***Recreational Vehicle Occupancy.*** Except as permitted under Section 4.516.A: Caretaker, no person shall occupy a recreational vehicle parked in a required front or street side setback for more than 72 consecutive hours. No recreational vehicle shall be occupied for more than 30 days as a permanent dwelling unit in any district. The recreational vehicle shall be removed from the premise for an equivalent number of days before a new parking or occupancy period may begin.

C. ***Abandoned Vehicles.*** The parking of an abandoned vehicle is prohibited in all zoning districts.

4.517 Truck and Semi-Trailer Storage Lots

A. ***Applicability.*** The purpose of these regulations is to regulate Truck and Semitrailer Storage lots. Truck and Semitrailer lot uses must comply with this section of the zoning code. This section shall apply to all Truck and Semitrailer storage lot uses in all Zoning Districts.

1. *Location.* Truck and Semi-trailer Storage Lots are prohibited in building setback areas and must be located in the provided rear yard of the property.
2. *Setbacks.* A property used as a Truck and Semi-trailer Storage Lot must be located 1000 feet from a residentially zoned lot or parcel or an area designated for Single Family or Multi-Family Residential use in the Comprehensive Plan.
3. *Building Requirement.* A minimum building of 5,000 square feet must be constructed, with a minimum of 2,500 square feet dedicated to space not used for storage, garages, and or mechanic bays.
4. *Screening*. Truck and Semi-trailer Storage Lots must be completely enclosed by a solid fence or wall a minimum of 8 feet in height. Fences must be installed in accordance with section 4.108 of the Zoning Code.

5. *Pavement.* All areas used for vehicle or trailer parking or maneuvering must be paved with asphalt or concrete and enclosed by a curb consistent with Section 11-5-6 of the Subdivision Code or alternative design approved by the City Engineer.
6. *Parking.* Parking areas shall be designed in accordance with Chapter 4.2 Off-Street Parking and Loading Regulations.
7. *Landscaping*. Landscape requirements are set forth in Chapter 4.2 Off-Street Parking and Loading Regulations and Chapter 4.3 Landscape Regulations of the Zoning Code.
8. *Hours of Operation.* A Truck and Semi-trailer Storage Lot located in the Light Industrial (LI) Zoning District is prohibited from operating between the hours of 10:00 PM and 6:00 AM.
9. *Traffic Study.* A Traffic Study conducted by a Traffic Engineer is required with the establishment, development, or expansion of a Truck and Semi-trailer Storage Lot.
10. *Stored Materials.* The storage of hazardous materials and operating refrigerated trucks and trailers are prohibited on site.
11. *Vehicles and Trailers***.** The storage of inoperable vehicles is prohibited.
12. *Accessory Vehicle Services.* The operation of a Towing Service Establishment is prohibited. All other Vehicle Equipment Sales, Leasing, and Service Uses may be allowed as regulated by Table 2.603.

B. ***City Code Compliance.*** Additional Truck and Semi-Trailer Storage Lot regulations are set forth in the City Code under Title 3 Business and License Regulations.