

DIVISION 60: PERFORMANCE STANDARDS

Section 60-010 Purpose.

The performance standards established in this section are designed to encourage a high standard of development by providing assurance that neighboring land uses will be compatible. These standards are also designed to prevent and eliminate conditions that cause blight. Before any building permit is approved, the Zoning Administrator shall determine whether the proposed use will conform to the performance standards. An applicant shall supply data necessary to demonstrate such conformance.

The performance standards shall apply to future development and to existing development within compliance periods as noted in individual sections. Compliance may be waived by the City if a building condition created under prior ordinances physically precludes the reasonable application of the standards.

Section 60-020 Exterior Storage.

In residential districts, all materials and equipment shall be stored within a building or be fully screened so as not to be visible from adjoining properties, for more information please see City Ordinance No. 50 "Nuisances".

Existing uses shall comply within twelve (12) months following enactment of this Ordinance. In other districts, no materials or equipment may be stored outside except those directly related to the principal use or those being used for construction on the premises.

Section 60-030 Refuse and Weeds.

In all zoning districts, all waste material, debris, refuse, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of all land shall be responsible for keeping such land free of refuse and weeds. All exterior storage not included as a permitted use, or included as part of a conditional use permit, or otherwise permitted by provisions of this Ordinance shall be considered as refuse.

Grass must be mowed once it reaches a height of 8 inches or the City may contract to have it done and the owner will be charged for the costs incurred. For more information, please see City Ordinance No. 50 "Nuisances".

Section 60-040 Screening.

Screening shall be provided in residential zones where:

- 1) Any off-street parking area contains more than six (6) parking spaces and is adjoining a residential zone.
- 2) Where any business or industrial use (i.e. structure, parking or storage) is adjacent to and within 100 feet of property zoned for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business or industry is across the street from a residential zone, but not on that side of business or industry that is considered to be the front. The screening required shall consist of a wall, fence or densely planted compact evergreen hedge not less than five (5) feet or more than eight (8) feet in height that blocks direct vision but shall not extend to within fifteen (15) feet of any street right-of-way. Landscaping shall be required between the screening and pavement. All required screening shall be installed by the owner of property which creates the need for said screening. All screening required by this Ordinance shall apply to new and existing uses.
- 3) All exterior storage shall be screened in all districts where it is allowed or permitted with a Conditional Use Permit. The exceptions to this are: merchandise being displayed for sale and materials and equipment presently being used for construction on the premises.

Section 60-050 Maintenance.

All structures shall be properly maintained in a clean and acceptable manner so as not to constitute a menace to the public health, safety, convenience, general welfare, property values, and aesthetics.

All landscaping shall be properly maintained so as to preserve planting in a live state and free of noxious weeds.