

ORDINANCE NO. 3398

AMENDING THE ZONING AND DEVELOPMENT CODE, ADDING SECTIONS 4.1.I.2.c and 4.3.D, SALVAGE YARDS, RECYCLERS AND IMPOUND LOTS

RECITALS: On December 19th the City Council approved ordinance 3390, the Revised Zoning and Development Code, but asked that section 4.1.I.2.c and 4.3.D, pertaining to existing and new salvage yards, recyclers and impound lots, be brought back for further discussion. After considering the staff and Planning Commission recommendations and all testimony, the Council finds that the approved sections best implement the goals and policies of the City Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the Zoning and Development Code, adopted by Ordinance 3390, be amended to include the following sections:

4.1.I.2.c. If the principal use of the property is recycling to include car/auto recycler, end recycler (salvage yard) or wrecking yard storing inoperable vehicles, vehicle parts, dismantled machinery and associated parts, appliance recycler and impound lot and if the use was an existing legal use as of January 1, 2002, outdoor storage shall meet the following conditions.

1. Storage and dismantling areas shall require screening along all street frontages and along the first fifty feet (50) of the side perimeter from the street. Sites may use opaque slats in existing chain link fences or vegetation to meet the screening requirement as long as the screening is at least six (6) feet in height. Any new fencing shall be a minimum of six (6) feet.
2. If the recycler abuts a property with zoning which is not C-2, I-1 or I-2, the recycler shall also screen each perimeter that abuts such zone that is not C-2, I-1 or I-2. Buildings on property lines shall serve as screening.
3. No item shall be allowed to project above the screening except: integral units as defined in Chapter Nine of this code; and stacking of no more than two vehicles on top of a wheel stand. Integral units shall include shelving up to twenty (20) feet in height for the purpose of storing recyclable parts. End recyclers are exempt from this requirement.
4. Each owner, operator, independent contractor and employee of a recycling business, and every other person who dismantles, repairs or installs motor vehicle parts or appliances or other equipment containing any fluid, gas or liquid or other regulated substance shall, in accordance with applicable laws and rules, control, contain, collect, and dispose of all fluids, hazardous wastes, and other regulated fluids in or generated by the dismantling, shredding, baling or storage of motor vehicles, appliances, other equipment or parts, including but not limited to oils, antifreezes, CFC's, transmission fluids, diesel fuel, and gasoline.
5. Tires shall be stored as required by the Grand Junction Code of Ordinances.

6. A recycler shall have a five day grace period to remove items placed outside of a perimeter fence. If the City gives a notice after the fifth working day, the recycler shall remove such items within five working days.

4.3.D NEW CAR/AUTO RECYCLER, END RECYCLER (SALVAGE YARD), WRECKING YARDS, APPLIANCE RECYCLER, IMPOUND LOTS. For existing uses see section 4.1.1.2.c

1. **Performance Standards.** New car/auto recycler, end recycler (salvage yard), wrecking yards, appliance recycler and impound lots shall be allowed to operate only with an approved conditional use permit and are subject to the following requirements. Salvage, dismantling, recycling or impound lot uses as accessory uses are permitted under the same status as the principal use and are subject to all requirements of the principal use in addition to the following requirements:
 - a. Recycling/wrecking/salvage yards and impound lots shall provide the screening and buffering required by Table 6.5 and provide a 6' high wall along the street frontage and along the first 50' of the side perimeter from the street. The wall shall be increased to 8' if the yard will contain any stored items in excess of 6'. The required wall shall meet the required front yard setback with landscaping in the setback area.
 - b. The wall shall be of solid, 100 percent opaque, construction of wood, masonry, chain-link with slats, or other material approved in writing by the Director (unless the screening and buffering required by Table 6.5 allows for only masonry or wood).
 - c. All outdoor yards or storage lots shall comply with the following:
 1. No yard or storage lot shall be placed or maintained within a required yard setback.
 2. Stored items shall not project above the screening except for integral units as defined in Chapter Nine of this Code; and stacking of no more than two vehicles on top of a wheel stand. Integral units shall include shelving up to twenty (20) feet in height for the purpose of storing recyclable materials. Integral units shall not be stored within the first twenty (20) feet of the property from any street frontage property line.
 3. All screening shall be installed in a professional and workmanlike manner, and maintained in good condition.
 - d. All compaction, cutting and/or other material volume reducing operations shall be conducted to minimize the noise generated by the operation.
 - e. Unusable items shall be disposed of and not be allowed to collect on the premises.
 - f. All tires not mounted on operational vehicles shall be neatly stacked or placed in racks. If stacked, the stacks shall not be over six (6) feet in height; if on racks, the top of any tire on any rack shall not be over ten (10) feet in height.
 - g. No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises. Gasoline, oil, or other hazardous materials which are removed

from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, state and local regulations. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations and health regulations shall apply to the operation of all such uses.

Introduced on first reading this 16th day of January, 2002.

Passed and adopted on second reading this 6th day of February, 2002.

/s/: Cindy Enos-Martinez
President of the Council

Attest:

/s/: Stephanie Tuin
City Clerk