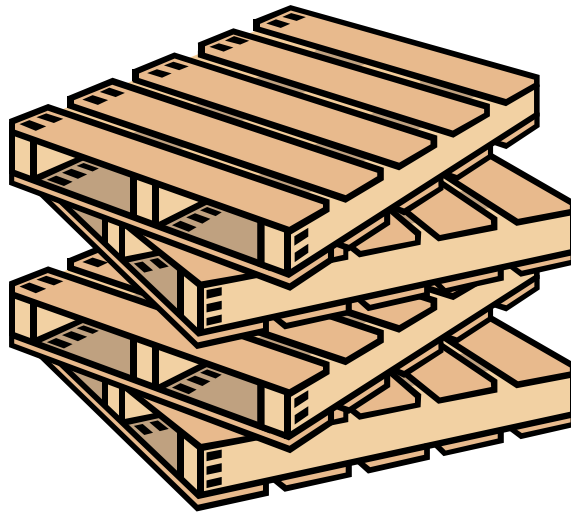


***GUIDELINES FOR  
OUTDOOR SALES, SERVICE,  
STORAGE AND DISPLAY***

**Crystal Lake Unified Development Ordinance**



**City of Crystal Lake**

Planning and Economic Development Department

100 W. Woodstock Street | Crystal Lake, IL 60014 | 815.356.3615 (P) | 815.356.3685 (F)

This page is intentionally blank

## Guidelines for Outdoor Display & Sales, Storage and Service

The guidelines for outdoor sales, service, storage and display in this handout are meant to clarify the standards for outdoor display & sales, storage and service in Section 2-400 C (8) of the Unified Development Ordinance.

### For all uses for Outdoor Display & Sales, Service and Storage

- a. In no instance shall outside display and sales, storage or service of merchandise be located within, nor encroach upon, a fire lane, maneuvering aisle, or a parking space necessary to meet the minimum parking requirements of the use(s) on the property.
- b. Where sidewalks are present, an unobstructed portion of sidewalk measuring not less than 6 feet shall be continuously maintained for pedestrian access and no point of access or egress from any property or any individual unit within any property shall be blocked at any time.

### Outdoor Storage

(Definition: The keeping in an unroofed area, of any goods, materials, merchandise or vehicles in the same place for more than 24 hours, except areas solely designated for garbage or trash for a particular use)

- a. Up to 2 vehicles that are used in the normal day-to-day operation of a business are exempt from being treated as outdoor storage as long as the vehicles are located in the rear of the property (not visible from the right-of-way except local streets and alleys).
- b. Vehicle repair and maintenance uses are exempt from the screening requirement for outdoor storage only for vehicles that are awaiting pick-up no longer than 7 calendar days after repairs are completed.
- c. Excepting outdoor display areas, building supplies or construction equipment, including lumberyards, home improvement sales and services, tool and equipment sales or rental establishments is treated as storage.
- d. Junk or rubbish is not permissible outdoor storage unless the use is a permitted junkyard/salvage yard or landfill.
- e. Cart corrals are not considered outdoor storage; however their location shall be delineated on permit plans and approved by staff.
- f. Donation, drop boxes or similar appurtenances are prohibited as outdoor storage.

### Outdoor Display and Sales

- a. Outdoor display and sales are limited to 15 percent of the total floor area and 1/3<sup>rd</sup> the length of the façade (along which the display is located) of the use requesting the outdoor display and sales. Automobile dealers, other vehicle dealers and rental and leasing services, lumberyards and nurseries are exempt from the percent and length limitation.
- b. Where outdoor display is located adjacent to a building, an unoccupied area of not less than 3 feet in width shall be provided for pedestrian access between any outside display and vehicle overhang areas of any adjacent parking lot.
- c. Outdoor display and sales is limited to items normally produced or sold in the principal structure on the property during business hours only.
- d. Inventory cannot be displayed or stored in landscape areas or buffers; in the public right-of-way or on private access roads; in parking spaces or on elevated pads, ramps and similar structures.
- e. Inventory must be setback at least 20 feet from adjacent residential properties.
- f. Propane Tanks: Twenty pound propane tanks are permitted, provided the tanks are stored in a locked storage container, no more than 1 storage container per property and the storage container does not exceed 50 cubic feet and 6 feet in height and complies with all applicable fire and safety codes, is located to allow at least 3 feet of clearance for pedestrian traffic and advertising is limited to 1 square foot. (A Limited Use Permit is not required if the propane tank meets this criteria. If these criteria are not met, a Special Use Permit is necessary)
- g. The short-term sale of agricultural products that are seasonal in nature, including but not limited to produce, nursery stock, Christmas trees, pumpkins, farmers' markets, and other similar products as qualified by the Zoning Administrator are subject to the approval of a Temporary Use Permit. Please refer to Section 2-500, Temporary Use Criteria of the UDO.
- h. For purposes of these guidelines, the term "Outdoor Vending Machine" is any self-contained or connected appliance, machine, and/or storage container located outside or in a non-enclosed space that dispenses or provides storage of a product or service. Newspaper racks, pay telephones, air pumps, vacuum machines and automatic teller machines are not considered or regulated as vending machines. Outdoor vending machines shall be located within a clearly delineated, contained, architecturally screened area designated for such machines. Decorative structures, such as, but not limited to, screen walls, trellises, columns, and roof covers, shall be used to contain the vending machine area if the existing architecture or building form does not already establish a contained location. The location of outdoor vending machines shall be coordinated with the architecture of the building. The vending machine or machines shall not cover up or obscure existing architectural features, such as, but not limited to, windows, landscape planters, and decorative trim. Please contact the City Manager's Office for further information on license requirements for vending machines.

- i. No gas station shall engage in the display or sale of garden or household supplies or other retail items outside the main structure. Any outdoor vending machines must meet the criteria provided in sub-section (h) above. Sale of incidental auto-related items is limited to 15 percent of the total floor area and 1/3<sup>rd</sup> the length of the façade (along which the display is located)

#### Outdoor Service

- a. All repair shall be conducted inside an enclosed structure. Any outdoor storage of repair materials shall meet outdoor storage requirements.
- b. Vehicles that are in a state of disrepair must be stored in a fenced area, meeting the requirements of Article 4-700, Fences, Walls and Screening.
- c. If automobile, recreational vehicle and boat washing areas are provided these areas must be covered and have drains connected to the sanitary sewer system per the approval of the Public Works Department.
- d. No bay door shall orient directly towards residential properties or right-of-way unless there is an intervening building located between the use and the residential/public space.