

**Exhibit L – FMC Section 15-2765 –
Vehicle Impound Yard (Tow Yard) and Transit Storage**

SEC. 15-2765. - VEHICLE IMPOUND YARD (TOW YARD) AND TRANSIT STORAGE.

Tow Yards, Transit Storage, and Freight Storage may be permitted subject to the following standards:

- A. **Existing Facilities.** Existing facilities established prior to January 24, 2006 may continue to operate subject to the following conditions:
 1. Compliance with all Conditions of Project Approval per the pertinent entitlement.
 2. If an entitlement was not required per zoning regulations, the applicant shall provide evidence, satisfactory to the Director, that the facility:
 - a. Was established prior to January 24, 2006 and that the use has been in continuous use;
 - b. The site has had a valid business license since January 24, 2006; and
 - c. The site does not have any outstanding items from Code Enforcement.
- B. **New Facilities.**
 1. **Minimum Lot Size.** 6,000 square feet.
 2. **Location.** There shall be a minimum separation of 200 feet from property planned or zoned for:
 - a. Residential Uses;
 - b. Office Uses; or
 - c. A freeway, unless the freeway is depressed a minimum 10 feet from the natural grade of the subject site and there is a six-foot masonry screen wall.
 3. **Landscaping and Screening.**
 - a. There shall be a minimum 10-foot landscape area along all streets, unless a greater setback is required in this Code or operative plan.
 - b. A Screening Wall, per Section 15-2008-C, of seven feet in height shall be provided along all property lines. Said wall shall be located at the rear of required landscaping along streets, including freeways. Screen Walls, when located on a local industrial street or between industrial uses, may be a material other than masonry, subject to review and approval by the Director. However, alternative Screen Walls, including gates, shall not be transparent.
 - c. Graffiti along perimeter Screen Walls shall be removed within 48 hours.
 - d. Additional screening and landscaping, as determined by the Director may be required where necessary to prevent visual impacts on adjacent properties.
 4. **Lighting.** Refer to Section 15-2015, Outdoor Lighting and Illumination.
 5. **Parking.** Refer to Article 24, Parking and Loading.
 - 6.

Paving. All storage areas shall be paved per Public Works Standards for Parking Lots.

7. Operational Requirements.

- a. There shall be no loading/unloading of vehicles in the public right-of-way or within customer parking areas.
- b. Vehicles and/or materials may only be stored within designated areas per the approved entitlement.
- c. There shall be no dismantling of motor vehicles.
- d. All auto repairs shall occur within an enclosed building.
- e. Any property stored on-site, other than motor vehicles, is limited to personal property found inside the impounded vehicle.

8. Retail Sales.

- a. Shall be limited to lien sales of vehicles and/or personal property not claimed by the owner. A statement shall be submitted by the applicant outlining how sales will be conducted.
- b. Vehicles for sale shall not be displayed outside of the display area as designated by the approved permit
- c. There shall be no test driving of vehicles into adjacent or nearby residential neighborhoods.

9. Infrastructure Requirements.

- a. Off-site improvements may be required by the City.
- b. The facility shall be served by a public sewer system. Private septic sewer systems are prohibited.
- c. Adequate facilities and infrastructure shall be provided for fire protection as determined by the City.

(Added Ord. 2015-39, § 1, eff. 1-9-16).