

**Current Definition:**

The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

**Proposed Definition:**

The storage of materials for a period greater than 72 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

**Allowances:****4-11-02-04-09 OUTDOOR STORAGE IN EXCESS OF 100% OF THE BUILDING AREA**

1. All outdoor storage shall be screened in accordance with the fencing, walls, and screening section (see Section 4-09-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the Board of County Commissioners as part of the conditional use permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.
5. All drive isles within the Outdoor Storage shall be counted in the total percentage of Outdoor Storage.

Outdoor storage in excess of 100% of the building area within the Industrial-2 zone district shall meet the following:

1. Outdoor storage in excess of 25% of the entire lot or 3 acres shall require an approved conditional use permit.
2. Outdoor storage consisting of less than 25% of the entire lot or 3 acres shall be permitted and shall meet the above criteria.

Outdoor storage in excess of 100% of the building area within the Industrial-3 zone district shall meet the following:

1. Outdoor storage in excess of 50% of the entire lot or 6 acres shall require an approved conditional use permit.
2. Outdoor storage consisting of less than 50% of the entire lot or 6 acres shall be permitted and shall meet the above criteria.