



Potential LDC Amendment Topic:

Junk Yards, Salvage Yards, and Multi-Tenant Outdoor Storage Yards

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City Council Study Session
October 28, 2019

Topic Summary

- Location: City-wide industrial zone districts and certain PUDs
- Request: Policy guidance to determine if code amendments should be pursued.
- Process: Legislative – code update

Overview

- Background
 - Definitions, Current Regulations
- Opportunities and Challenges
 - Comparison to other jurisdictions
- Feedback
 - Options for Council's consideration



Commerce
CITY



Background



Background

- Junk yards/salvage yards/multi-tenant outdoor storage lots have been ongoing issues in areas around the city
 - Development pressure from Denver
 - Commerce City has I-3 land available, still relatively low land values in the metro area
 - Increased interest/inquiries within Commerce City



Definitions

- **Junk Yard**: a property used for the collecting, dismantling, storage, salvaging, demolition or sale of junk.
- **Salvage Yard**: a property where two or more vehicles not in running condition, or parts thereof, are stored and are not being restored to operation; or any property used for wrecking or storing of vehicles or equipment and not being restored to operating condition.
- **Multi-Tenant Outdoor Storage Lots**: not defined in LDC but are understood as a lot used by multiple tenants with a primary use of outdoor storage



Junk Yard



Salvage Yard

Current Regulations

- Junk yards and salvage yards allowed in I-3 with approval of CUP
 - Typically require site improvements (i.e. paving, drainage, landscaping, complete screening, fire hydrants, etc.)
- Multi-tenant storage lots currently prohibited
 - Users of multi-tenant industrial buildings may have on-site individual yard spaces in I-2 and I-3
 - Outdoor storage is prohibited as a primary use and FAR cannot be zero



Approved Uses

- Junk yard, salvage yard, and recycling facility
CUPs: 14 approved since 1988, 6 still in operation
 - Additional may pre-date CUP process or City incorporation (legal non-conforming)
 - Based on aerial photo reviews, may be several dozen in the City





Opportunities and Challenges

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Opportunities

- Flexible business model
- Demand from small businesses for start-up space, small contractor's yards
- I-3 land available, intended for such unsightly or impactful industrial uses
- Lower-cost investment in areas difficult to develop due to lack of infrastructure



Challenges

- Life Safety and Emergency Response
 - Difficult to respond to incidents (i.e. no posted addresses, locked gates, unpredictable conditions, potential hazards such as leaking fluids, multi-day incidents (fire))
- Infrastructure
 - Typically exist in areas where adequate services are not available (i.e. water, sewer, fire hydrants, etc.)
- Regulatory and Enforcement
 - Significant staff time to administer
 - Do not meet adopted city code standards (i.e. no development plans, unpermitted work)
 - State or federal regulations (i.e. MS4 stormwater permit)
- Economic Development
 - No business licenses = no tax revenue
 - Little to no investment
 - City image/aesthetics



City Comparison

	Junk Yards	Salvage Yards	Outdoor storage as a principal use
Adams County	Allowed by CUP	Allowed by right or CUP	Allowed by right or CUP
Arvada	Allowed by CUP	Allowed by CUP	Allowed by CUP
Aurora	Allowed by right	Allowed by right	Allowed by right
Brighton	Allowed by CUP	Allowed by CUP	Allowed by right or CUP
Commerce City	<i>Allowed by CUP</i>	<i>Allowed by CUP</i>	<i>Prohibited, accessory only</i>
Denver	Allowed by right	Allowed by right	Prohibited, accessory only
Greeley	Allowed by CUP	Allowed by CUP	Allowed by right or CUP
Lakewood	Allowed by CUP	Allowed by CUP	Allowed by right or CUP
Thornton	Prohibited	Allowed by CUP	Allowed by right or CUP
Wheat Ridge	Prohibited	Prohibited	Allowed by right





Feedback



Council Feedback

1. Junk Yards and Salvage Yards

- A. No change to regulations (I-3 w/ CUP; *active enforcement*); continue to allow with regulations
- B. Explore code changes to prohibit
- C. Explore code changes to allow with looser regulations
- D. Explore code changes to allow with increased regulations (i.e. location or separation requirements)**

Any other items or issues to discuss?

Council Feedback

2. Multi-Tenant Outdoor Storage Yards

- A. No change to regulations (prohibited except in connection with multi-tenant industrial building; *active enforcement*)**
- B. Explore code changes to create standards for multi-tenant industrial building space**
 - 1. What regulations would be appropriate (i.e. FAR, ratio to outdoor storage space, etc.)?
- C. Explore code changes to allow outdoor storage as primary use (no structure required)**
 - 1. By right (administrative) in I-2 and I-3
 - 2. By CUP in I-2 and I-3
 - 3. What regulations would be needed? i.e. location or separation?

Any other items or issues to discuss?



Questions?

