

CHAPTER 7-29
VEHICLE RECYCLING FACILITIES, TOWING
AND IMPOUND YARDS, OUTSIDE STORAGE
FACILITIES

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- 7-29-101. PURPOSE AND INTENT.

The purpose of this Chapter is to provide specific requirements for vehicle recycling facilities, towing and impound yards in the City in the following manner:

- (1) The requirements and standards set forth below are meant to mitigate the substantial impacts of vehicle recycling facilities, and towing and impound yards.
- (2) The requirements are designed to improve the aesthetics, general appearance and function of the vehicle recycling facilities, towing and impound yards and outside storage facilities.
- (3) These design standards are designed to provide screening of all storage areas.

(Ord. No. 03-81 Added 12/16/2003)

7-29-102 DEFINITIONS.

- (1) "Towing and impound yard" means the temporary storage of vehicles that have been towed, carried, hauled, or pushed from public or private property for impoundment in a public or private impound yard. This use does not include "automotive sales and service" or "vehicle recycling facility."
- (2) "Vehicle recycling facility" means the outside storage of, or use of property as a storage yard for, operative or inoperative automobiles or trucks; or junk yard, salvage yard, tow truck service, or wrecker service, which may include but is not limited to:
 - (a) the outside storage of two or more used vehicles, or used vehicle parts regardless of completeness, operational ability, condition, time frame, or reason, or
 - (b) storage of any number of used vehicles or used vehicle parts for the purpose of dismantling, stripping, salvaging or selling all or part of the vehicle, except that the storage of any number of vehicles or equipment within the confines of an enclosed building shall not constitute a vehicle recycling facility and shall not be required to comply with the design guidelines and site requirements of this Ordinance. All other site requirements of the underlying zone in which the facility is located will apply. Notwithstanding any

provisions of this Ordinance to the contrary, "vehicle recycling facility" does not include "automotive sales and service" as otherwise defined in the West Valley City Municipal Code.

(Ord. No. 03-81 Added 12/16/2003)

7-29-103. LICENSES AND PERMITS.

It shall be unlawful for any person to conduct, maintain or operate a vehicle recycling facility, towing and impound yard, or outside storage facility, within the City unless such person shall first obtain conditional use approval, comply with all the standards and conditions required by such conditional use approval, and comply with all other required City, county, state and federal regulations.

(Ord. No. 03-81 Added 12/16/2003)

7-29-104. STANDARDS.

(1) Vehicle recycling facilities, towing and impound yards, and outside storage facilities are uses allowed within the M zone and shall be allowed only as a conditional use approved by the Planning Commission. The Planning Commission may set conditions as necessary pursuant to Chapter 7-7, Conditional Uses.

(2) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall comply with all City ordinances and standards, and county, state and federal laws.

(3) Development plans shall be submitted for review by the Planning Commission based on the requirements of Section 7-14-108, "Design and development plan review and decision process," and the standards that follow.

(4) Site Design and Environmental Standards:

(a) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall be surrounded by an 8-foot solid visual barrier fence for all frontages along a public street. An 8-foot visual barrier fence is required on the exterior property lines except that the common boundary with another vehicle recycling facility, towing and impound yard, or outside storage facility may be marked with a chain link barrier fence. These visual barriers may be increased in style, height or durability as determined by the Planning Commission. The visual barrier shall be painted or constructed of one color and material providing a consistent appearance. The intent of this requirement is to screen the vehicle storage areas from outside of the property, and the fence may need to be modified by the Planning Commission due to the specific topography to accomplish that result. Notwithstanding the above requirements, parking areas for customers, employees, and vehicle sales are not required to be behind a visual barrier fence.

(b) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall hard surface the entire vehicle storage parking and maneuvering areas with concrete, asphalt or approved engineered dustless surface.

(c) All vehicle recycling facilities, towing and impound yards, and outside

storage facilities shall be located on a properly drained site that is properly graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water. Properties shall provide a site drainage plan and grading plan with adequate facilities to dispose of any runoff and any contaminants by a method that is approved by the West Valley City Public Works Department.

- (d) All vehicle recycling facilities, towing and impound yards and outside storage facilities shall provide the City with a fluid drainage and disposal plan that complies with all federal, state and local standards.
- (e) The construction or operation of the vehicle recycling facility, towing and impound yard, or outside storage facility shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff or alter topography in such a way that creates hazards to the proposed site, adjoining properties, or the City.
- (f) Vehicle recycling facilities shall construct and maintain a permanent primary building. Primary buildings shall be constructed of masonry along the front/ street frontage. Secondary storage buildings may be constructed of other materials as approved by the Planning Commission.
- (g) Permanent landscaping shall be designed and installed that complies with the requirements of the underlying zone and the landscape standards as outlined in Chapter 7-13, Standards for Landscaping Along High Image Arterial Streets. Landscaping design shall be reviewed by the Planning Commission as part of the conditional use review. No vehicles shall be parked or displayed within the areas designated for landscaping.
- (h) Each vehicle recycling facility, towing and impound yard, or outside storage facility shall provide adequate off-street customer and employee parking that complies with the standards of Chapter 7-9, Off Street Parking Requirements. Customer parking must be separate from the vehicle storage area and accessible from the public road without being restricted with fences or gates. Operable licensed vehicles being displayed for sale shall be located in a separate designated area and are not required to be screened with a visual barrier.
- (i) Vehicle recycling facilities, towing and impound yards, and outside storage facilities shall provide a vehicle parking plan that demonstrates that the stored vehicles or partial vehicles are stored in a unified organized manner. A minimum of a 20-foot wide drive access way with a 44' wide outside turning radius shall be provided between every two rows of vehicles to facilitate emergency vehicles and tow vehicles. When fire hydrants are provided at the access ways, the width of the road shall be 28-foot wide for a minimum of 20' on both sides of the fire hydrant.
- (j) Vehicles shall not be stacked. Only one vehicle height shall be permitted within the vehicle storage areas. An area may be designated for vehicles awaiting removal from the yard which are crushed (flattened) vehicles and may be stacked to a height no greater than the height of the adjoining screen

fence. Stacked vehicles can exceed the height of the adjoining fence by one-foot for every twenty feet of setback from the property line. If the vehicle stacking exceeds the eight-foot height and is within one hundred fifty feet of a public street, additional screening shall include 1 3/4" - 2" caliper trees spaced no more than twenty-five feet apart maintained with an adequate watering system.

- (k) Vehicle staging areas shall be provided outside of the public accessible areas where vehicles are loaded or unloaded. No loading or unloading or storage of any vehicles is permitted within the public right-of-way or within the customer parking lot.
- (l) Vehicle recycling facilities, towing and impound yards, and outside storage facilities shall not allow objectionable smoke, noise, odors, or other adverse impacts on adjoining properties or the City. No burning of any waste materials is permitted unless it is a part of an approved contained heat system specifically for reuse of waste materials.
- (m) All grounds and buildings shall be maintained free of insect and rodent harborage and infestation. Vehicle recycling, towing and impound facilities, and outside storage facilities shall be maintained free of organic waste, or inappropriately stored flammable materials. Materials that are customary to the business shall be stored in accordance with applicable laws.
- (n) Adequate facilities and infrastructure shall be provided for fire protection as determined by the Building and Fire Codes, the International Fire Code, and City Fire Ordinances. Fire extinguishers shall be kept within the buildings and storage yard location as deemed necessary and shall be maintained in good operating condition. A pressurized water system is required to serve the vehicle recycling facilities, and towing and impound yards in order to provide adequate fire protection and culinary water. Fire hydrants served from this water system shall be installed and maintained in accordance with approved plans and in accordance with the International Fire Code.
- (o) All vehicle recycling facilities, towing and impound yards, and outside storage facilities shall be served by a sanitary sewer system. Connection to these facilities shall be mandatory and no private septic sewer systems are permitted.
- (p) Site lighting and operational lighting shall be installed so that it does not create traffic hazards or impacts on adjacent land uses as outlined in Section 7-9-114, Lighting. A lighting plan shall be submitted and approved as part of the conditional use request.
- (q) Identification and business signage shall be in compliance with Chapter 11, Sign Regulations, of the West Valley City Municipal Code. No signage shall be permitted on the screen fencing unless specifically authorized by the Planning Commission.
- (r) All vehicle recycling, towing or impound operations, and outside storage facilities shall comply with Salt Lake Valley Health Department requirements

and all other state and federal regulations.

(Ord. No. 03-81 Add 12/16/2003)

7-29-105. APPLICATION FOR A CONDITIONAL
USE PERMIT.

(1) Before a conditional use permit for a new vehicle recycling facility, towing and impound yard, or outside storage facility can be issued, complete plans and specifications complying with these standards, and the designated application fees, shall be submitted for review with the Planning Commission. Planning Commission approval, completion of all improvements, and continued compliance with these standards is required for all new vehicle recycling facilities, towing and impound yards, and outside storage facilities.

(2) Vehicle recycling facilities, towing and impound yards, and outside storage facilities legally approved and existing as of the effective date of this Ordinance may continue to be operated and maintained without the site improvements and design restrictions of this Ordinance. However, the site improvement ordinance design standards may be applied to any expansion or modification, as defined in the City's Conditional Use ordinance, Sections 7-7-106(1)(a) and 7-7-106(1)(b), of an existing vehicle recycling facility, towing and impound yard, or outside storage facility.

(Ord. No. 03-81 Added 12/16/2003)

7-29-106. ENFORCEMENT.

Enforcement of this Chapter shall follow the provisions of Chapter 7-20 of this Title.

(Ord. No. 03-81 Added 12/16/2003)