

EXHIBIT 2 – SECTION 11-31-40: FLEET-BASED SERVICES

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Fleet-Based Services, as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in Article 2 and the following standards:

- A. **Parking, Charging, and Storage.** Fleet vehicle parking, charging, and/or storage shall comply with the following:
 1. **Designated Areas.**
 - a. All fleet vehicles shall be parked, charged, and/or stored only within designated on-site areas.
 - b. Fleet parking, charging, and/or storage areas shall be clearly delineated by striping, pavement markings, or signage and shall be distinct from required on-site parking spaces.
 2. **Location.**
 - a. Fleet vehicle parking, charging, and/or storage areas shall not be located within required setbacks, landscape yards, maneuvering aisles, or required loading zones.
 - b. *Accessory Fleet-Based Services.* When an accessory use, fleet vehicles shall be parked, charged, and/or stored on the side or rear of a building(s). Fleet vehicles shall not be parked between the front building façade and the street.
 3. **Height.** Vehicle parking, charging, and/or storage areas shall not exceed a height of 30 feet.
 4. **Accessory Fleet-Based Services.** Fleet vehicle parking, charging, storage, and staging areas for an Accessory Fleet-Based Service shall occupy no more than 50% of the required on-site parking spaces for the principal use.
- B. **Screening.** Fleet vehicle parking, charging, and/or storage areas shall be screened from adjacent streets and properties as follows:
 1. **Ground-Based Vehicle Parking, Charging, and/or Storage Areas.**
 - a. *Street-Facing Setback.* When located adjacent to a street, ground-based vehicle parking, charging, and/or storage areas shall be screened by a 40-inch masonry wall located behind the required landscape yard.
 - b. *Internal Side and Rear Setbacks.* Ground-based vehicle parking, charging, and/or storage areas shall be screened along internal side and rear property lines by a six (6) foot tall masonry wall.
 2. **Accessory Equipment and Infrastructure.** Accessory equipment, battery storage systems, power generation equipment, and other ground-mounted support infrastructure shall be screened in accordance with Section 11-30-9(A)(4).
 3. **Alternatives.** Alternative screening methods may be approved by the Planning Director or designee upon a finding that the proposed design provides equal or greater visual screening, based on a line-of-sight study, and equal or superior

design elements than the standards of this Subsection, and otherwise meets the intent of the screening requirements.

- C. **Fences and Walls.** All fences and walls, whether used for screening, security, or enclosure, shall comply with Section 11-30-4 (Fences and Freestanding Walls).
- D. **Required Setback from Residential Uses or Zoning.**
 - 1. A minimum distance of 100 feet shall be provided between any accessory equipment or ground-mounted support infrastructure (including, but not limited to, electric charging stations, mechanical equipment and power generation equipment) associated with a fleet service use and any residential use or any property zoned with a Residential District (e.g., RS, RSL, RM).
 - 2. ***Exceptions for Commercial Uses.*** The minimum separation distance does not apply to residentially zoned property which only contains a commercial use.
 - 3. ***Exceptions Authorized by the Planning Director.***
 - a. The Planning Director, or their designee, may approve a distance less than 100 feet if a sound study submitted by the applicant demonstrates that the noise level at the property line will not exceed 60 dB.
 - b. If the ambient noise level exceeds 60 dB, the noise study must demonstrate that the fleet service use will not increase the existing noise level.