

OPTION 2: 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.** Accessory, Light, and Heavy Fleet-Based Service vehicle parking, charging, staging, and storage shall occur at grade and shall not be located on rooftops, upper floors, balconies, or other elevated structures, except in the GI and HI Districts where they shall not exceed 30 feet in height.
 - 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 150 feet shall be provided between fleet vehicle parking, charging, storage, and staging areas and any residential use or any property zoned with a Residential District (e.g., RS, RSL, RM, DR-1, DR-2).
 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 150 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.