

Model Inoperable Vehicle Yard/Junkyard Development Standards

- A. No storage shall be located in any required yard, buffer area, infiltration yards, transitional areas, required open space, or similar areas.
- B. To protect the use and development of abutting and adjacent property, a screen of hardy evergreen vegetation, an earthen berm with evergreen vegetation, or a fence, or any combinations thereof, shall be established and neatly maintained along the perimeter of any storage area of an automobile graveyard or junkyard, provided, however:
 - 1. That where existing vegetation on the subject parcel effectively meets the requirements of a perimeter screen as set forth above, no additional screen shall be required.
 - 2. That an area not exceeding a total of twenty feet (20') in width shall be exempt, when such area provides access to a gate constructed of opaque materials leading into the storage area.
 - 3. The screen established shall be nontransparent, shall be a minimum of eight (8) feet in height, and shall obscure the contents of any storage areas within the automobile graveyard or junkyard from view from the abutting and adjacent property and all public rights-of-way. Junked or inoperable vehicles and equipment shall not be placed or deposited on the site to a height greater than the height of the landscaping, fence or other screening method installed to comply with this section. The walls of a building may be used to form a part of the screen required by this section; provided, however, the display or storage of goods thereon shall be prohibited.
- B. Fences shall be installed in accordance with all applicable requirements of this chapter relative to the "finished side." A greater height may be required by the Town administrator in order to provide the necessary screening effect. Fencing shall be constructed using one or more of the following materials:(1)
 - 1. Salt-treated or creosote-treated pine, cedar, cypress or similar decay resistant material.
 - 2. Protected metals, such as Teflon-coated steel, anodized aluminum or similar materials.
 - 3. Composite materials such as cementitious planks, vinyl or PVC, or similar materials.
 - 4. Masonry construction such as brick, glazed terra-cotta or painted cinder block.
- C. Screening fences installed pursuant to this section shall not be used for billposting or other advertising purposes, except that a space may be used for the advertisement of the business of the owner thereof, when in compliance with the sign regulations contained in this chapter. Any advertising or identification sign placed on a fence shall be considered a freestanding sign and shall be subject to the limitations on freestanding signage established by this chapter.
- D. When landscaping is used to comply with the screening requirements, it shall be designed by a qualified professional, shall be suited to the area in which it is to be placed, and shall be

sufficient in type, size and quantity to provide an immediate visual screen between ground level and eight (8) feet. All required land-scaping shall be maintained in healthy condition and dead plant materials shall be removed and replaced within the next appropriate "planting season.

- E. When an earthen berm is used to form the screen required by this section, the minimum slope shall be three-to-one (3:1) and it shall be completely landscaped with evergreen shrubbery or vegetation planted in accordance with a landscape plan prepared by a qualified professional.
- F. All areas between the perimeter screen required herein and the property line of an automobile graveyard or junkyard which are not occupied by buildings, walkways, off-street parking facilities, driveways and other structures and improvements, shall be covered with such landscaping (types and quantities) as is required for such areas under the terms of this chapter.
- G. All highway entrances, on-site driveways and off-street parking areas accessible by the customers at an automobile graveyard or junkyard shall be constructed of a permanent, dustless surface consisting of asphalt, concrete or any equivalent paving material. Areas required to be paved shall include specifically all customer parking areas and any vehicle display areas.
- H. The display and storage of goods and materials associated with an automobile graveyard or junkyard shall be prohibited between the required perimeter screen and the property line, and shall also be prohibited in such other areas where display and storage is prohibited under the terms of the zoning district in which the property is located. For the purposes of this section, goods or materials associated with the use shall be construed to include, but are not necessarily limited to: vehicles; parts of vehicles; and vehicle and engine parts. These restrictions notwithstanding, passenger-carrying motor vehicles that meet the following requirements may be parked and displayed in a paved display area, surfaced in accordance with the requirements of this section, when:
 - 1. The vehicle displays a current NY State inspection sticker;
 - 2. The rated capacity of such vehicle is limited to twelve (12) passengers or fewer; and
 - 3. No such displayed vehicle has deflated tires, body damage rendering it incapable of being driven, missing wheels, tires, doors, hoods, trunk lids, fenders, major body panels or roofs, broken or removed window glass, or missing exterior body paint.

The number of such vehicles displayed shall be limited to one (1) vehicle per paved parking/display space and all such spaces shall be compliant with the parking space and such display area shall meet the setback, parking space dimensions and aisle width standards. Double-parking of displayed vehicles so as to require one vehicle to be moved before another can have direct access to a circulation drive aisle shall be prohibited. Parking spaces for displayed vehicles shall be in addition to such customer/employee parking requirements as are specified by the Zoning Ordinance or by Conditional Use Permit condition.