

OUTDOOR MERCHANDISING – SECTION 5.100, 3.

TYPE 2 - PLANNING COMMISSION DECISION

FEE: \$ 670.00

The City of Seaside regulates outdoor merchandising in accordance with Section 5.100 of the Seaside Zoning Ordinance. This section allows some uses and activities to be carried on outside of a building; however, it is intended that all commercial activities be carried out in a manner that is aesthetically compatible with adjacent uses, minimizes congestion in commercial areas, minimizes impact on pedestrian circulation and maintains open space areas designed for pedestrian use. Before completing this application, all proposals should be discussed with the Planning Department to determine if it will qualify for one of the exemptions identified in the Ordinance.

All uses in the C-1, C-2, C-3, C-4, R-C, R-R, M-1 and AD zones shall be conducted entirely within a completely enclosed building except that the outdoor storage, display, sale or rental of merchandise or services may be permitted where the standards of subsection 3 of Section 5.100 are met. The Planning Commission shall review all requests pursuant to this subsection and the review shall be subject to the public hearing procedures set forth in Article 10 of the Seaside Zoning Ordinance. The Planning Commission shall have the authority to approve, approve with conditions, or disapprove the request in accordance with the following provisions in the Seaside Zoning Ordinance.

Section 5.100, 3: The outdoor storage, display, sale or rental of merchandise or services may be permitted where:

- A. The outdoor area in which the merchandise or service is stored, displayed, sold or rented is accessible only through a building entrance where such entrance is of similar height, construction and appearance to adjacent structures; or**
- B. The outdoor area is screened from a public street or adjacent property by sight obscuring vegetation at least six feet in height; or**
- C. The use is similar to the main use(s) of the site where the main use(s) is enclosed in a permanent structure that complies with applicable land use and building code requirements and:
 - 1. The outdoor storage, display, sale or rental of merchandise or services will be located on the same parcel as the main use; and**
 - 2. The outdoor storage, display, sale or rental of merchandise or services does not utilize more than 15% of the area the of the parcel on which the main use is located.****

The Planning Commission will make a determination concerning the request based on the applicant's justification of the following statements:

- 1. What is the proposed outdoor merchandizing proposed in the zone and how does it relate to the current use on the property?

2. Explain in detail how the proposed outdoor merchandising will conform to the development standards identified A, B, or C above?

3. If justified under Section C above, indicate where the activity will take place on the subject property and the percentage of the lot area that will be utilized?

4. Describe the measures that will be taken to ensure the proposal will be aesthetically compatible with adjacent uses, minimizes congestion in commercial areas, minimizes impact on pedestrian circulation and maintains open space areas designed for pedestrian use.

5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the subject property, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building, the location of adjacent streets and accesses, traffic circulation, landscaped areas, visual buffers or fences, pedestrian facilities and other information that may help support the proposal or determine conformance with the development standards in the ordinance. Photos may also be submitted to provide additional information concerning the proposal.

ATTACH EXTRA SHEETS IF NEEDED

Please note: an application cover sheet must also accompany this application at the time of submittal.