

Sec. 146-138. - Open storage and outdoor display.

- (a) Open storage of materials shall be regulated as follows:
 - (1) Open storage is allowed only in those districts identified in the schedule of uses.
 - (2) In other non-residential areas, such storage shall be allowed under the following conditions:
 - a. The storage area must be attached to a wall of the principal building and cannot exceed ten percent of the building;
 - b. The storage area shall be enclosed by a solid masonry wall not less than eight feet in height, abutting the principal building;
 - c. Wall openings shall not exceed 16 feet in width. The total of all openings shall not exceed 20 feet in width;
 - d. All gates and doors shall provide an opaque screen; and
 - e. No materials shall be stacked within one foot of the top of the enclosure wall, or be visible from outside.
 - (3) No open storage shall be located in front of the main building.
 - (4) No open storage use shall constitute a wrecking, junk, or salvage yard, except when such use is approved with development and operation standards within an MH district.
 - (5) All open storage areas shall be screened according to the screening requirements of section 146-132
 - (6) Boat storage or truck storage in districts where allowed need only be screened to a height of six feet.
- (b) Outdoor display of goods, wares, or merchandise shall be prohibited, except as follows:
 - (1) Display of new or used vehicles, lawn and garden equipment, and construction or agricultural equipment for sale in districts where allowed, shall be allowed if approved through the site plan process and maintained in an orderly manner.
 - 2) Sidewalk sales of merchandise normally sold within doors at the business location shall be allowed in retail districts **including the "MTC" -- McKinney Town Center zoning district**. Such sales shall be limited to 16 hours per day. All items shall be brought indoors at least eight hours per day.
 - (3) Temporary seasonal sales as allowed under section 146-42 shall be allowed as outdoor display.
 - (4) Restaurants shall be allowed outside seating and service, if approved through the site plan process.
 - (5) In non-residential areas, outdoor displays not meeting the requirements in subsection (b)(1) through (b)(4) of this section shall be allowed under the following conditions:

- a. The display area must be attached to a wall of the principal building and cannot exceed ten percent of the building;
 - b. The display area shall be enclosed by a solid masonry wall not less than eight feet in height, abutting the principal building;
 - c. Wall openings shall not exceed 16 feet in width. The total of all openings shall not exceed 20 feet in width;
 - d. All gates and doors shall provide an opaque screen; and
 - e. No materials shall be stacked within one foot of the top of the enclosure wall, or be visible from outside.
- (6) Outdoor display shall not restrict pedestrian nor vehicular access.
- (7) Goods shall not be displayed in required parking areas.
- (8) Outdoor displays shall not be required to be screened, except as specifically provided in this section or in sections 146-132, or 146-135.