

CONSTRUCTION SERVICES USE – WORKING DOCUMENT January 2019

Current Uses										
	F	FR	RL	RM	C-1	C-2	C-3	I	ED	VC
Construction Services	X	X	X	X	P	X	X	X	P	P
Service Business, Landscaping	P	C	X	X	P	X	P	X	X	X

Proposed Uses										
	F	FR	RL	RM	C-1	C-2	C-3	I	ED	VC
Contractor Services	P	C	X	X	P	P	P	P	P	P
Contractor Services, Landscaping	P	C	X	X	P	P	P	P	P	P
Contractor Storage Yard	C	X	X	X	X	C	P	P	P	X
Heavy Construction Services	C	X	X	X	X	X	P	P	P	X

CURRENT DEFINITIONS

Construction Services. The performance of work or the furnishing of supplies to members of the building trades which requires the storage of materials and/or the location of commercial vehicles on the property of the construction services business. This includes, but is not limited to, plumbing, painting, building, well drilling, carpentry, masonry, or electrical installation.

Service Business, Landscaping. The business location of a person engaged in the commercial practice of landscaping and who performs or furnishes the labor, and/or materials necessary to maintain or beautify land by contract or consent of the landowner, including, but not limited to; lawn care, planting, care of trees and shrubs, and winter maintenance services such as snow plowing.

PROPOSED DEFINITIONS (to replace Construction Services and Service Business, Landscaping)

Contractor Services. A business engaged in the construction, renovation, maintenance or repair of residential or commercial buildings and structures, including building systems exterior to those buildings or structures. Such businesses include, but are not limited to plumbing, painting, building, well drilling, carpentry, masonry, electrical, roofing, heating, cooling and ventilation systems, and siding. This use includes indoor repair, maintenance, or storage of contractor's vehicles, machinery, equipment or materials and space for the contractor's business office.

Contractor Services, Landscaping. A business engaged in the decorative and functional alteration, planting and maintenance of residential and commercial grounds, including winter maintenance, like snow plowing and shoveling services. Such a business may engage in the installation and construction of underground improvements but only to the extent that such improvements (e.g., drainage or irrigation) are accessory to the principal business and are necessary to support or sustain the landscaped surface of the ground.

Contractor Storage Yard. A portion of a lot or parcel used for the outdoor storage of equipment, vehicles, machinery, or materials used by and accessory to onsite Contractor Services or Contractor Services, Landscaping , or Heavy Construction Services.

Heavy Construction Services. A business engaged in the construction and maintenance of infrastructure, including road and utility construction or paving. This use is characterized by specialized heavy equipment, including graders, loaders, backhoes, dump trucks, cement mixers, etc. This use includes indoor repair, maintenance, or storage of contractor's vehicles, machinery, equipment or materials and space for the contractor's business office.

PERFORMANCE STANDARDS

None for either Construction Services or Service Business, Landscaping.

PROPOSED PERFORMANCE STANDARDS

5XX Contractor Services.

- A. Number of Vehicles. Up to two (2) vehicles may be parked or stored outside at any given time. Parking or storing more than two (2) vehicles outside at any given time will cause the use to be considered a Contractor Storage Yard.
- B. Type of Contractor Vehicles. Contractor Services uses are limited to single unit, dual axle vehicles only. These vehicles types are classified by the Federal Highway Administration as Class 1-5 vehicles. See table below.

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semitrailer	
			
			
Class 4 Buses		Class 10 Six or more axle, single trailer	
			
		Class 11 Five or less axle, multi trailer	
Class 5 Two axle, six tire, single unit		Class 12 Six axle, multi-trailer	
			
		Class 13 Seven or more axle, multi-trailer	
Class 6 Three axle, single unit			
			
			

Federal Highway Administration Vehicle Classification Table

- a. Trailers for hauling materials or equipment are allowed with Contractor Services uses.
- C. Storage of Materials and vehicles. Machinery, equipment and materials must be stored indoors (see 5XX. Contractor Storage Yard for standards related to outdoor storage).
- D. Lighting. Lighting may be used which serves security, safety and operational needs.

- a. All lighting shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings.
- b. All lighting shall be designed and directed to minimize light levels at the property line.
- c. The Code Enforcement Officer may require a lighting plan or lighting details when areas to be illuminated are near property lines. Such information may become a condition on a building permit or certificate of occupancy.

5XX Contractor Services, Landscaping.

- A. Number of Vehicles. Up to two (2) vehicles may be parked or stored outside at any given time. Parking or storing more than two (2) vehicles outside at any given time will cause the use to be considered a Contractor Storage Yard.
- B. Type of Contractor Vehicles. Contractor Services uses are limited to single unit, dual axle vehicles only. These vehicles types are classified by the Federal Highway Administration as Class 1-5 vehicles. See table below.

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars	   		 
Class 3 Four tire, single unit	  	Class 8 Four or less axle, single trailer	  
Class 4 Buses	  	Class 9 5-Axle tractor semitrailer	 
Class 5 Two axle, six tire, single unit	  	Class 10 Six or more axle, single trailer	 
Class 6 Three axle, single unit	  	Class 11 Five or less axle, multi trailer	 
		Class 12 Six axle, multi-trailer	 
		Class 13 Seven or more axle, multi-trailer	    

Federal Highway Administration Vehicle Classification Table

- a. Trailers for hauling materials or equipment are allowed with Contractor Services uses.
- C. Storage of Materials. All vehicles, machinery, equipment and materials must be stored indoors (see 5XX. Contractor Storage Yard for standards related to outdoor storage).

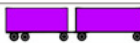
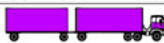
- D. Lighting. Lighting may be used which serves security, safety and operational needs.
 - a. All lighting shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings.
 - b. All lighting shall be designed and directed to minimize light levels at the property line.
 - c. The Code Enforcement Officer may require a lighting plan or lighting details when areas to be illuminated are near property lines. Such information may become a condition on a building permit or certificate of occupancy.

5XX Contractor Storage Yard

- A. Visual Screening. All stockpiled materials, including sand, gravel, crushed rock, topsoil, mulch and other similar materials, as well as outdoor storage areas for equipment and vehicles must be screened from abutting properties and public rights-of-way with 6-foot opaque fencing or screened with well-maintained evergreen vegetation a minimum of 6-feet high at the time of planting.
 - a. Fencing or landscaping requirements may be reduced where the Contractor Storage Yard is adequately screened through existing vegetated areas, the position of buildings on-site, or by using a site's topography to minimize view of the Contractor Storage Yard from abutting properties and public rights-of-way.
- B. Solid Waste and Recycling. All dumpsters or similar large collection receptacles for waste materials and recyclables must be located on level compacted gravel or pavement. These receptacles shall be screened from view with opaque fencing or landscaping.
- C. Lighting. Lighting may be used which serves security, safety and operational needs.
 - d. All lighting shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings.

5XX Heavy Construction Services

- A. Number of Vehicles. Up to two (2) vehicles may be parked or stored outside at any given time. Parking or storing more than two (2) vehicles outside at any given time will cause the use to be considered a Contractor Storage Yard.
- B. Type of Contractor Vehicles. Contractor Services uses may include multi-axle vehicles, such as three and four axle dump trucks, cement mixers, multi-unit vehicles and other heavy vehicles. These vehicles types are classified by the Federal Highway Administration as Class 6-13 vehicles. See table below.

Class 1 Motorcycles		Class 7 Four or more axle, single unit	
Class 2 Passenger cars		Class 8 Four or less axle, single trailer	
			
			
			
Class 3 Four tire, single unit		Class 9 5-Axle tractor semitrailer	
			
			
Class 4 Buses		Class 10 Six or more axle, single trailer	
		Class 11 Five or less axle, multi trailer	
			
Class 5 Two axle, six tire, single unit			
		Class 12 Six axle, multi-trailer	
		Class 13 Seven or more axle, multi-trailer	
Class 6 Three axle, single unit			
			
			
			

Federal Highway Administration Vehicle Classification Table

- a. Construction vehicles, such as loaders, backhoes, graders, etc., are allowed to be stored indoors and trailered to and from the site. Outdoor storage of such vehicles will cause the use to be considered a Contractor Storage Yard.
- C. Storage of Materials. All vehicles, machinery, equipment and materials must be stored indoors (see 5XX. Contractor Storage Yard for standards related to outdoor storage).
- D. Lighting. Lighting may be used which serves security, safety and operational needs.
 - a. All lighting shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings.
 - b. All lighting shall be designed and directed to minimize light levels at the property line.
 - c. The Code Enforcement Officer may require a lighting plan or lighting details when areas to be illuminated are near property lines. Such information may become a condition on a building permit or certificate of occupancy.