

Towing & Vehicle Storage

Definitions and Proposed Use Standards

Planning & Zoning Commission Discussion

Thursday, September 24, 2026

Purpose of Discussion

A property owner has asked the Town to consider whether a tow yard or vehicle storage development should be added as an allowable use within an existing zoning district.

Staff is presenting the concept for discussion and direction only.

Policy Questions to Consider

- In which existing zoning district, if any, would this use be appropriate?
- Should the use be permitted by right or require conditional-use approval?
- What lot size, setbacks, buffers, access, parking, and operational standards should apply?
- Would the use be consistent with the purpose of the existing zoning district?
- Can potential impacts on nearby properties be adequately addressed through use standards?

Table 9-302.2.1.1. – Use Table for Commercial and Special Purpose Districts					
LAND USES	ZONING DISTRICTS				
	C Commercial	MU2 Mixed Use 2	MU1 Mixed Use 1	LI Light Industrial	CV Civic
Vehicle tires / parts sales with no outdoor storage	P	—	—	P	—
Veterinarian offices or animal grooming offices with indoor, short-term kennels or boarding facilities	P	P	—	P	—
Veterinarian offices or animal grooming, training, or boarding facilities with outdoor kennels or long-term pet boarding facilities.	P	C	—	P	—
Wholesale trade, warehouse clubs, or supercenters under 50,000 square feet of building area	C	—	—	P	—
INDUSTRIAL USES					
Rubber products manufacturing	—	—	—	—	—
Towing establishments, or junkyards	—	—	—	—	—
Warehousing	P	C	—	P	P

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Three Uses with Differing Impacts

Proposed distinctions for discussion

	TOWING & STORAGE FACILITY	VEHICLE SALVAGE YARD	JUNKYARD
MAIN PURPOSE	Temporary custody and release	Dismantling & recycling vehicles	Storing or processing discarded materials
STORAGE PERIOD	Temporary <i>Max 6 months but uncommon</i>	Until dismantled or sold	Often long-term or indefinite
DISMANTLE	No	Yes	May
SELLS USED PARTS	No	Yes	May
MATERIALS STORED	No	Yes	May
KEY DIFFERENCE	Safekeeping Only	Vehicle Salvage & Recycling	Broad collection of discarded materials

Possible Use Standards

Tow Yards/ Temporary Vehicle Storage

SITE RESTRICTIONS

Must be on state highway

Setbacks: 200' from highway frontage,
50' from sides and rear of untouched buffer.

Control lighting, noise, access and loading
activity to protect neighboring properties.

Conditional Use Approval
& Approved Site Plan

Require solid privacy fence so
vehicles are not visible from streets
or neighboring property.

OPERATION RESTRICTIONS

Limits on Vehicle Capacity &
Storage Duration

Require state licensing, insurance, vehicle
records and Town inspection access.

Prohibit dismantling, crushing, recycling,
parts sales, major repairs and the
storage of scrap or unrelated materials.

Allow the Town to suspend or revoke
approval for repeated violations or
operation as a junkyard or salvage yard.

Two Separate Decisions

1. Zoning Code Amendment

Should this type of development be added as an allowable use within an existing zoning district?

2. Property-Specific Approval

If the code is amended, would a future proposal on a particular property meet all applicable zoning, site-plan, permitting, and conditional-use requirements?

Adding the use to the zoning code would not constitute approval of any particular development or property.

Approval of a Future Proposal

If the zoning code is amended, any future proposal would still require a separate application and review.

Adding the use to the code would not approve a particular property, development plan, or business. The applicant would still be required to demonstrate compliance with all applicable zoning, site-plan, conditional-use, and permitting requirements.

Requested Direction

Does the Commission wish to:

Take no further action?

Consider adding the use to an existing zoning district?

Determine whether it should be permitted or conditional?

Request proposed use standards or additional information before proceeding?

Any formal code amendment would follow the required initiation, public notice, hearing, and approval procedures, as confirmed by the Town Attorney.