

Section 117. Ice Houses

(Adopted 3/8/11)

Part A. **Generally.** These regulations are intended for the development of Ice Houses as principle or accessory uses within designated zoning districts. This will be achieved by ensuring proper location, screening and access to proposed Ice Houses.

Part B. **Applicability.** All new Ice Houses proposed within the City limits and its extraterritorial jurisdiction (ETJ) shall comply with Part C. Standards.

Part C. **Standards.**

1. Ice houses shall be located at least 100 linear feet from any public street or right-of-way and 25 feet from side/rear property lines.
2. The ice house shall be surrounded with a 4 foot wide planting pit on all sides (excluding any areas necessary for dispensing or servicing). Plantings shall be at least 36 inches in height at the time of planting and form an opaque screen within two years of planting.
3. The ice house shall be placed on a permanent foundation, or provided with masonry or wooden skirting around the entire perimeter.
4. Ice houses shall be served by a semi-circular paved (asphalt or concrete) parking and vehicular access area that removes the need for backing. In cases where the ice house is located within an established surface parking area, access ways shall be painted or otherwise designated.
5. Signage shall be limited to eight (8) square feet (maximum).
6. All roof-top mechanical equipment shall be screened and also serve as a canopy around the entire building.
7. Roofs and awnings and the like must have a pitch of between 30- 45 degrees with eaves overhanging the entirety of the building at a minimum depth of 12 inches.
8. The exterior façade shall use earth tone as approved by City staff.
9. A litter/bag receptacle shall be provided, and shall be maintained in a sanitary condition.
10. Discontinued Use: If an Ice House is not used for a period of 60 days, the Ice House shall be removed.