

Chapter 17.11.150 Storage Facilities.

17.11.150 Storage Facilities

A. Intent. This section establishes requirements for the storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment. The purpose of these regulations is to provide adequate and convenient guidelines for self-storage, outdoor storage and display of materials, merchandise, and equipment in the appropriate zones. The intent of these regulations is to minimize visual impacts to adjacent properties and public rights-of-way and to protect public health, safety and welfare due to the over development of these storage intensive facilities and encourage economic development within the City of Beaumont by controlling the number, size, and location of these types of facilities.

B. Classification of Storage Facilities. The following words and phrases shall, for the purposes of this chapter, have the meanings respectively ascribed to them by this section, as follows:

1. Outdoor storage use means. Establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment.

2. Truck yard or Truck terminal. A type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping trucks, tractors, construction equipment and associated equipment together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business engaged in the storage and distribution of goods having more than five heavy trucks (having a rating of more than 10,000 pounds and/or an unladen weight of more than 6,000 pounds) on the premises at any one time but excluding trucking accessory to another industrial use on the site.

3. Automobile parking or storage facility. A type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing, parking, dispatching, or keeping automobiles or recreational vehicles (including RV's, boats, water craft, off-road vehicles) or other vehicles, together with or without facilities necessary to service, dispatch, store or maintain aforementioned vehicles, their cargos and crews. Also applies to a business establishment providing towing and/or storage of operative or inoperative vehicles. This classification includes the storage of tow-aways, impound yards, and storage lots for buses and recreational vehicles, but does not include vehicle dismantling.

4. Contractor or Building materials storage yard. Establishments that engage primarily in the outdoor storage of goods, materials (except temporary storage of construction materials associated with an active building permit), machines, vehicles, trailers, and other equipment associated with a construction or contractors business licensed within the City of Beaumont.

5. Mini-storage, Mini-warehouse, Self-storage or Public-storage. An operation serving the public where customers rent or lease, or self-store and have direct access to, individual storage areas, compartments, or facilities rooms within a larger structure or structures provided for storage use. This use may also include limited caretaker facilities.

C. Applicability. The requirements of this chapter shall apply to the establishment or modification of all storage facilities identified in this chapter, in zoning districts in which the use is permitted, pursuant to Beaumont Municipal Code Chapter 17.03 and Chapter 17.19. This chapter shall not apply to existing uses or pending applications as of the effective date of the ordinance codified in this chapter. The continuation of existing storage uses shall be subject to the regulations and guidelines of the appropriate zone or Chapter 17.08, Non-conforming Uses of the Beaumont Municipal Code.

D. Storage Uses. The following shall apply to all uses identified in this Chapter, Section B(1)-(4) inclusive:

1. The uses identified herein shall not be located adjacent to or across a street or intersection from residentially zoned or used land, public or private schools, public parks and open space intended for public park and recreational use; and

2. The uses shall be limited to occupying parcels of irregular shape not suitable for valuable commercial or industrial, job producing uses; or

3. The use shall be limited to a maximum of 2 acres and not be located within 500 feet of another storage use.

A. Site Design Standards.

1. All buildings and structures shall incorporate enhanced architectural treatments on all sides visible from public view. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.

2. Parking shall be provided for the primary use associated with a storage use in accordance with Chapter 17.05 (Off-Street Parking and Loading Standards) of the Beaumont Municipal Code or an applicable specific plan.

3. All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts, and outdoor storage areas shall be paved with asphalt or concrete; no areas shall remain unfinished and all areas of a developed site shall be finished with a permanent surface or permanent landscaping materials and irrigation.

4. Sufficient space, including additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site and to avoid queuing, stacking, loading, unloading, and parking of vehicles off-site on adjacent streets.

5. Signage for directional guidance to vehicles entering and exiting the facility shall be provided on-site.

B. Screening Standards.

1. All stored items, including trucks and trailers within truck parking areas and courts, shall be completely screened from public view, including oblique views, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.

2. Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.

3. All stored items, including trucks and trailers within truck parking areas, shall not exceed eight feet in height. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is unable to provide complete screening.

4. Solid walls surrounding storage uses that either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.

5. A combination of fencing and landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening.

6. Access gates and doors may be constructed of open wrought iron.

7. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

C. Security Standards.

1. All storage uses shall be secured and incorporate security cameras that are connected to the city's enforcement system to the satisfaction of the Police Chief or their designee.
2. All outdoor storage uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

D. Operational Standards for Storage Uses.

1. An operations and truck route plan shall be submitted for review and approval as part of the Conditional Use Permit or Plot Plan application. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, types of items to be stored at the site, and the proposed truck routing to and from the facility to designated truck routes that avoids passing residential, educational, park and open space intended for public park and recreational use areas to the greatest extent feasible. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets.
2. A property maintenance plan shall be submitted for review and approval as part of the Conditional Use Permit or Plot Plan application. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program
3. Storage uses are subject to all applicable fire, health, safety, and building regulations.
4. Storage is permitted in required side and rear yards. Storage is not permitted in required front or street side yards.
5. Caretaking units shall be permitted, provided parking is accommodated on-site.
6. New or modified truck yards shall route all vehicles associated with the use (trucks, vans, passenger vehicles, etc.) on roadways that avoid passing residential, educational, park and open space intended for public park and recreational use areas to the greatest extent feasible.

E. Performance Measures and Standard Conditions of Approval.

1. The following measures shall be included as performance measures and standard conditions of approval for all storage uses identified herein:
 - a. The queuing of trucks on streets or elsewhere outside of facility shall be prohibited. All queuing, stacking, loading, unloading, and parking shall occur exclusively on-site.
 - b. The operator of the storage use shall be responsible for implementing and monitoring an operations and truck route plan during all operations, including, but not limited to posting the plan and educating truck drivers on the approved routes.
 - c. Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks and trailers associated with the facility, unless such storage is permitted through the entitlement process in accordance with this chapter.
 - d. Drivers shall not sleep or reside within any vehicle on-site overnight or for any other extended duration of time.
 - e. Operators shall address any parking, traffic, noise, or safety issues within forty-eight hours of being notified by the city that an issue exists.
 - f. Prior to the issuance of a Certificate of Occupancy or Business License, any new tenant or operator of a storage facility shall: a) submit an operational plan and trip generation analysis prepared by a licensed traffic engineer for review and approval demonstrating the proposed operations and

projected traffic associated with the new tenant or operator is the same or less than the projected traffic assumed in the approved entitlements for the facility; and b) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility. If the proposed operations and trip generation represent a significant change in operational characteristics or more than ten percent increase in trip generation beyond what was entitled, a modification to the entitlements shall be required prior to the start of operations.

- g. The property owner and/or operator shall be responsible for implementing the approved property maintenance program and maintaining the property in good physical condition.

E. Mini-storage, Mini-warehouse, Self-storage or Public-storage. The following shall apply to Mini-storage, Mini-warehouse, Self-storage or Public-storage uses:

1. The uses shall be limited to occupying parcels of irregular shape not suitable for valuable commercial or industrial, job producing uses; or
2. The use shall be limited to a maximum of 2 acres and not be located within 500 feet of another storage use.

A. Site Design Standards.

1. All buildings and structures shall incorporate enhanced architectural treatments on all sides visible from public view. Enhanced architectural treatments include combinations of accent building materials, windows/spandrel glass, reveals, metal eyebrow accents, cornices, etc.

2. Parking shall be provided for the primary use associated with a storage use in accordance with Chapter 17.05 (Off-Street Parking and Loading Standards) of the Beaumont Municipal Code or an applicable specific plan.

3. All passenger vehicle parking lots, drive-aisles, and truck parking areas or truck courts, and outdoor storage areas shall be paved with asphalt or concrete; no areas shall remain unfinished and all areas of a developed site shall be finished with a permanent surface or permanent landscaping materials and irrigation.

4. Sufficient space, including additional overflow areas, shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site and to avoid queuing, stacking, loading, unloading, and parking of vehicles off-site on adjacent streets.

5. Signage for directional guidance to vehicles entering and exiting the facility shall be provided on-site.

B. Screening Standards.

1. All stored items, including trucks and trailers within truck parking areas and courts, shall be completely screened from public view, including oblique views, by a combination of buildings and/or solid screen walls of either decorative concrete masonry block or decorative concrete tilt-up walls. Decorative masonry block means tan slumpstone block, tan split-face block, or precision block with a stucco, plaster, or cultured stone finish. Decorative concrete tilt-up wall means concrete with a combination of paint and raised patterns, reveals, and/or trim lines.

2. Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.

3. All stored items, including trucks and trailers within truck parking areas, shall not exceed the lesser of the height of the permanent structures or fifteen feet. Screen walls shall be of adequate height to screen on-site uses but not exceed eight feet in height. Mature landscaping shall be required to effectively screen along street frontages any area where the eight-foot screen wall is unable to provide complete screening.

4. Solid walls surrounding storage uses that either at grade or are above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall that ensures that no more than eight feet of the wall is visible from public view.
5. A combination of fencing and landscaping may be provided in lieu of solid screening walls along the side and rear property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening.
6. Access gates and doors may be constructed of open wrought iron.
7. Anti-graffiti coating or equivalent measure to prevent graffiti shall be provided for all solid screen walls.

C. Security Standards.

1. All storage buildings and storage areas shall be secured and incorporate security cameras that are connected to the city's enforcement system to the satisfaction of the Police Chief or their designee.
2. All outdoor storage uses shall be illuminated entirely every night, from dusk until dawn, in compliance with the Chapter 8.50 Outdoor Lighting of the Beaumont Municipal Code.

D. Operational Standards for Storage Uses.

1. A property maintenance program shall be submitted for review and approval as part of the Conditional Use Permit or Plot Plan application. The program shall provide for the regular maintenance of building structures, landscaping, and paved surfaces in good physical condition and appearance. The methods and maximum intervals for maintenance of each component shall be specified in the program
2. Storage uses are subject to all applicable fire, health, safety, and building regulations.
3. Storage is permitted in required side and rear yards. Storage is not permitted in required front or street side yards.
4. Caretaking units shall be permitted, provided parking is accommodated on-site.

E. Performance Measures and Standard Conditions of Approval.

1. The following measures shall be included as performance measures and standard conditions of approval for all storage uses identified herein:
 - a. Facilities shall not store any products, goods, materials, or containers outside of any building on-site, except for trucks and trailers associated with the facility, unless such storage is permitted through the entitlement process in accordance with this chapter.
 - b. Facilities shall not be used for temporary or permanent residential purposes. No person may sleep or reside within any structure or vehicle on-site overnight or for any other extended duration of time.
 - c. Operators shall address any parking, traffic, noise, or safety issues within forty-eight hours of being notified by the city that an issue exists.
 - d. Prior to the issuance of a Certificate of Occupancy or Business License, any new tenant or operator of a storage facility shall: a) sign a statement acknowledging acceptance of all operational conditions of approval associated with the approved entitlements for the facility.
 - e. The property owner and/or operator shall be responsible for implementing the approved property maintenance program and maintaining the property in good physical condition.

F. Exempt Uses.

1. The following uses shall be exempt from the provisions and requirements of this chapter:
 - a. Vehicle, boat, and recreational vehicle dealerships
 - b. Temporary seasonal displays (e.g. Christmas tree lots, pumpkin patch lots, etc.)
 - c. Ancillary or outdoor display by indoor retailers approved as an accessory use.

d. Existing, legally operating and conforming uses shall be allowed to expand the current operations onto immediately adjacent parcels