



City of Stevenson

Planning Department

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Planning Commission Interpretation

Suburban Residential District—Self-Storage Units (ZON2019-02)

Issue:

The use table adopted at SMC 17.15.040 did not contemplate whether Self-Storage Unit uses would be compatible in residential districts, including the SR Suburban Residential District. The Planning Commission is asked to address this unintentional omission to determine whether the use would have been permitted had it been contemplated and whether it is compatible with the other listed uses in the district.

Guiding Policy

This interpretation is guided by SMC 17.12.020 which requires the following approval standards and considerations, for which affirmative findings are required before an unlisted use could be allowed.

- 1) SMC 17.12.020(C)(1) – The use is consistent with the purpose of the applicable zoning district;

AND

- 2) SMC 17.12.020(C)(2) – The use is expressly allowed in a less restrictive district;
OR
- 3) SMC 17.12.020(C)(3) – The use is of the same general character as the principal and conditional uses authorized in such district

AND

- 4) SMC 17.12.020(E)(1) – The proposed use serves a purpose customarily incidental to the instant principal use on the property under consideration.

Discussion

Use: The City does not currently list self-storage units in its use descriptions. However, the following DRAFT description has been previously reviewed and tentatively agreed upon by the Planning Commission for consideration as part of a periodic amendment to the Zoning Code:

A Rental Operation leasing space (i.e., rooms, compartments, lockers, containers, or outdoor space) where clients store and retrieve personal property.

Zoning District: The City has stated the purpose of the SR Suburban Residential District as follows:

The suburban residential district (SR) is intended to provide minimum development standards for a variety of uses and provide a transition area where service levels are less than urban and where low-density

residential uses coexist with uses otherwise characteristic of more rural areas.

District Allowances: This use is not expressly allowed in any district (less restrictive or otherwise). The only time this use has been considered was through ZON2013-03, an interpretation determining that a Storage Unit Facility uses are not of the same general character as other uses in the C1 Commercial District. That interpretation has yet to be codified and determined the use was inappropriate for that district.

Character of Uses: In the SR District, 42 uses are either permitted (P) or conditional (C). In the zoning administrator's opinion, Self-Storage Units are of the same general character as 6 of those uses [Garage or Storage Building for the Parking of Commercial Vehicles (C), Utility or Communication Facility (C), Hazardous Waste Storage (C), Cemetery or Mausoleum (C), Indoor or Outdoor Horticultural Activity (P), Kennel (C)].

Instant Principal Use: Vacant properties have no instant principal use. There is no ability for an accessory use to be established where there is no principal use.

Findings

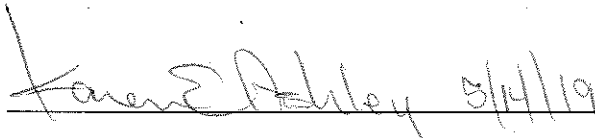
Based on the discussion above, the following findings are made:

- 1) The Planning Commission cannot make an affirmative finding that the Self-Storage Unit use is consistent with the purpose of the SR Suburban Residential District;
- 2) Self-Storage Units are not expressly allowed in a less restrictive district than the SR District, but the use is of the same general character as other uses listed in the district.
- 3) Self-Storage Unit uses are not customarily incidental to vacant property, which have no instant principal use.

Interpretation:

In the SR Suburban Residential District, Self-Storage Unit uses fail satisfy the criterion in SMC 17.12.020(C)(1). The use may not be permitted unless the Zoning Code is amended.

For the Planning Commission:

 8/14/19

Karen Ashley, Vice Chair _____ Date