

Raymond White  
Director  
Planning and Zoning  
Department



Matthew  
Williams  
Deputy Director  
Planning and  
Zoning  
Department

**TO:** Mayor and Council

**FROM:** Planning and Zoning Department

**SUBJECT:** TMOD-23-003

**ADDRESS:** City-Wide

**WORK SESSION DATE:** June 12, 2023

**Summary:** Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 4, revising the supplemental use provisions, Article 6, Parking and Article 9, Definitions/Maps regarding Public Storages.

**STAFF RECOMMENDATION:** APPROVAL



## FACTS & ISSUES

- CPIM
  - May 11, 2023
- Planning Commission
  - June 6, 2023
- There are five (5) current self-storages within the City of Stonecrest
- The current Zoning Ordinance classifies Public-Storage as mini warehouses.
- The staff is proposing a change in definition, supplemental regulations, and parking requirements.

### **Attachment(s) Included:**

- **Revisions to the Zoning Ordinance regarding Self-Storage Facilities**
- **Existing self-storage facilities within the City of Stonecrest**



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## **TMOD-23-003**

### **STONECREST ZONING ORDINANCE UPDATE**

#### **Revision to the Zoning Ordinance, Chapter 27**

##### **Sec. 3.1.6. – Overlay Use Table.**



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Table 3.1 Overlay Use

Table 3.1 Overlay Use														
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*					Arabia Mountain Conservation Overlay*	See Section 4.2	
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use  * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"	T1	T2	T3	T4	T5*	T6*	T1	T2	T3					
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development					
INDUSTRIAL														
Alcohol or alcoholic beverage manufacturing														
Alternative energy production							SP	SP	SP					
Automobile/truck manufacturing														
Brick, clay, tile, or concrete products terra cotta manufacturing														
Building materials or lumber supply establishment							P	P	P	P				
Cement, lime, gypsum, or plaster of Paris manufacturing														
Compressed gas fuel station							SP	SP	SP	P				
Chemical manufacture, organic or inorganic														
Contractor, general (See also Building or Construction Office)							P	P	P	P				✓
Contractor, heavy construction, outside storage							P	P	P	P			X	
Contractor, special trade							P	P	P	P				
Crematoriums							SP	SP	X	X	X		X	
Distillation of bones or glue manufacture														
Dry cleaning plant									P					
Dye works														
Explosive manufacture or storage														
Fabricated metal manufacture														



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Fat rendering or fertilizer manufacture										
Fuel dealers, manufactures or wholesalers			P							
General aviation airport			P							✓
Heavy equipment repair service or trade	P	P	P	P			X	X	X	
Ice manufacturing plant			P							
Incidental retail sales of goods produced or processed on the premises			Pa							
Incineration of garbage or refuse when conducted within an enclosed plant										
Industrial, heavy										
Industrial, light			P							
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal										
Leather manufacturing or processing										
Light malt beverage manufacturer (See also Brewpub)	Pa	Pa	P	Pa						
Light manufacturing			P							
Manufacturing, heavy										✓
Manufacturing operations not housed within a building										✓
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits										✓
Outdoor storage, industrial	X	X	X	X	X		X	X	X	✓
Paper or pulp manufacture										✓
Petroleum or inflammable liquids production, refining										✓
Radioactive materials: utilization, manufacture, processing or emission										✓
Railroad car classification yards or team truck yards			P							✓
Recovered materials facility wholly within a building			P							✓
Recovered materials processing wholly within a building			P							✓
Recycling collection	Pa	Pa	Pa	Pa						
Recycling plant			P							
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet			P							
Research, experimental or testing laboratories			P							
Rubber or plastics manufacture			P							
Salvage yard (Junkyard)	X	X	X	X	X		X	X	X	✓
<b>Self-Storage (mini or multi)</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>		<b>X</b>	<b>X</b>	<b>X</b>	<b>✓</b>
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic									X	✓



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materials including radioactive materials												
Smelting: copper, iron, zinc, or ore												
Storage yard, except vehicle												
Storage yard for damaged or confiscated vehicles		X						X	X	X		
Sugar refineries		X										
Tire retreading and recapping	X	X	X	X	X			X	X	X		
Towing or wreckage service			P									
Transportation equipment storage or maintenance (vehicle)											X	✓
Truck stop or terminal											X	
Vehicle storage yard											X	
Warehousing or Storage	P	P	P								X	

#### Sec. 4.1.3. – Use Table.

	KEY: P - Permitted use Pa - Permitted as an accessory use											SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)														
Use	R E	R L G	R - 1 0 0	R - 8 5	R - 7 5	R - 6 0	R S M	M R - 1	M R - 2	H R - 1 , 2 , 3	M H P	R N C	O I	O I T	N S	C - 1	C - 2	O D	M	M - 2	M U - 1	M U - 2	M U - 3	M U - 4 , 5	See Section 4.2	
INDUSTRIAL																										
Alcohol or alcoholic beverage																				P	P					











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Incidental retail sales of goods produced or processed on the premises																			a	a						
Industrial, heavy																				P						
Industrial, light																			P	P						
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal																				P						
Leather manufacturing or processing																				P						
Light malt beverage															P	P	P		P	P	P	P	P	P	P	







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Recycling plant																			P	P						
Repair /manufacture of clocks, watches, toys, electrical appliances, electronic																			P	P						
Research, experimental or testing laboratories																			P	P						
Salvage yard (Junk yard)																				P						✓
Self-Storage, Mini																			SP	SP	SP					✓
Self-Storage, Multi																				SP	SP					✓
Solid waste: general disposal, private indust																				P						✓



- A. Maximum of one (1) level/story**
- B. Requires a Special Land Use Permit**
- C. The storage facility shall be climate-controlled; no outside storage is allowed.**
- D. All buildings must have windows or architectural treatments that appear as windows.**
- E. Lot must be a minimum of one (1) acre.**
- F. At least 75 percent of the total on-site storage space shall be contained in individual enclosed stalls containing no more than 500 square feet each and being no more than ten feet high.**
- G. No activities other than the dead storage or transfer of nonvolatile goods or**



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**leasing of storage space is allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.**

- H. An on-site manager shall be required and shall be responsible for the operation of the facility in conformance with the conditions of approval.**
- I. Provide a minimum six-foot high, 100 percent opaque solid wooden fence or masonry wall along the entire length (except for approved access crossings) of all property lines. Said fence/wall shall be located outside of any public right-of-way and interior to any required landscape strips or buffers.**
- J. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).**

#### **Sec. 4.2.66. – Self-Storage, Multi**

**Multi self-storages shall meet the following requirements:**

- A. Minimum of two (2) levels/stories; maximum of four (4) levels/stories.**
- B. Requires a Special Land Use Permit**
- C. The storage facility shall be climate-controlled; no outside storage is allowed.**
- D. All buildings must have windows or architectural treatments that appear as windows.**
- E. Lot must be a minimum of one (1) acre.**
- F. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical**





**interference.**

**G. No outside storage shall be allowed.**

**H. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).**

**Sec. 6.1.4. – Off-street Parking Ratios.**

**Table 6.2. Off-street Parking Ratios**

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Residential</i>		
Detached single-family dwelling	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Two-family and three-family dwellings	One space per dwelling unit.	Four spaces per dwelling unit.
Detached single-family condominium	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Attached single-family dwelling	1½ spaces per dwelling unit, plus one-quarter	Three spaces per dwelling unit, plus one-quarter



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	space per dwelling unit to accommodate guest parking.	space per dwelling unit to accommodate guest parking.
<b>Attached two-family and three-family dwellings</b>	<b>1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.</b>	<b>Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.</b>
<b>Multifamily dwellings</b>	<b>1½ spaces for every dwelling unit.</b>	<b>Three spaces for every dwelling unit.</b>
<b>Mobile Homes</b>	<b>Two spaces per mobile home lot.</b>	<b>Four spaces per mobile home lot.</b>
<b>Multifamily dwellings, supportive living</b>	<b>One-half space per dwelling unit.</b>	<b>One space per dwelling unit.</b>
<b>Fraternity house or sorority house</b>	<b>One space per bed.</b>	<b>1¼ spaces per bed.</b>
<b>Rooming house or boarding house, shelter</b>	<b>One space per four beds.</b>	<b>One space per 1½ beds.</b>
<b>Senior housing</b>	<b>One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.</b>	<b>Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.</b>
<b>Assisted Living</b>	<b>One-half space per dwelling unit.</b>	<b>One space per dwelling unit.</b>
<b>Personal care home, group</b>	<b>Two spaces.</b>	<b>Four spaces</b>
<b>Personal care home, community</b>	<b>One space for every 3 beds.</b>	<b>One space for every 2 beds.</b>
<b>Child daycare facility</b>	<b>Two spaces.</b>	<b>Four spaces.</b>
<b>Child caring institution, group</b>	<b>Two spaces.</b>	<b>Four spaces.</b>
<b>Child caring institution, community</b>	<b>One-half space for each employee and resident.</b>	<b>Three-quarters space for each employee and resident.</b>
<b>Live Work dwelling</b>	<b>Two spaces per unit.</b>	<b>Four spaces per unit.</b>
<b><i>Institutional</i></b>		
<b>Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services</b>	<b>One parking space for each fleet vehicle plus one-half space for each administrative or service employee.</b>	<b>One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee.</b>
<b>Child daycare center</b>	<b>One space for each 400 square feet of floor area.</b>	<b>One space for each 300 square feet of floor area.</b>
<b>Convent or monastery</b>	<b>One space for each 400 square feet of floor area.</b>	<b>One space for each 200 square feet of floor area.</b>
<b>Funeral home</b>	<b>One space for each 400</b>	<b>One space for each 200</b>



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	<b>square feet of floor area</b>	<b>square feet of floor area.</b>
<b>Hospital and similar institutional use</b>	<b>One space per three beds.</b>	<b>No maximum.</b>
<b>Nursing care facility, nursing or convalescent home, and similar institutional use</b>	<b>One-quarter space per bed</b>	<b>One-half space per bed</b>
<b>Kindergarten</b>	<b>One space per 300 square feet of floor area.</b>	<b>One space per 200 square feet of floor area.</b>
<b>Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, auditoriums, live performance theaters, conference centers and cultural facilities</b>	<b>One space for each four seats in the largest assembly room.</b>	<b>One space for each two seats in the largest assembly room.</b>
<b>Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries</b>	<b>One space for each 40 square feet of floor space in the largest assembly room.</b>	<b>One space for each 20 square feet of floor space in the largest assembly room.</b>
<b>Private elementary and middle school</b>	<b>1½ spaces for each classroom.</b>	<b>Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room.</b>
<b>Private high school</b>	<b>Three spaces for each classroom.</b>	<b>Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room.</b>
<b>Colleges, including trade, vocational, and commercial vocational schools</b>	<b>Ten spaces per classroom, plus 2½ spaces for each 1,000 square feet of floor area in the library or assembly area.</b>	<b>No maximum.</b>
<b><i>Recreational</i></b>		
<b>Athletic Field</b>	<b>20 spaces per field.</b>	<b>60 spaces per field.</b>
<b>Bowling alley</b>	<b>Four spaces for each alley.</b>	<b>Five spaces for each alley.</b>
<b>Driving range</b>	<b>One space per tee</b>	<b>1½ spaces per tee</b>
<b>Miniature Golf</b>	<b>12 spaces</b>	<b>20 spaces</b>
<b>Noncommercial club, lodge, or fraternal or social organization (other than fraternity and</b>	<b>One space for each 200 square feet of floor area.</b>	<b>One space for each 100 square feet of floor area.</b>



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<b>sorority houses)</b>		
<b>Public or private swimming pool, neighborhood recreation club/subdivision clubhouse and amenities (recreation and meeting rooms, swimming, and playground), or similar use</b>	<b>One space per 10 homes.</b>	<b>One space per five homes.</b>
<b>Public or private golf course</b>	<b>15 spaces per nine holes.</b>	<b>30 spaces per nine holes.</b>
<b>Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers</b>	<b>One space for each 300 square feet of floor area.</b>	<b>One space for each 125 square feet of floor area.</b>
<b>Special events facilities</b>	<b>One space for each 200 square feet of space used for such activity.</b>	<b>One space for each 100 square feet of space used for such activity.</b>
<b>Temporary outdoor social, religious, seasonal, entertainment or recreation activity</b>	<b>One space for each 300 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 300 square feet of area within the tent enclosure.</b>	<b>One space for each 200 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 200 square feet of area within the tent enclosure.</b>
<b>Public or private tennis courts</b>	<b>Three spaces per court.</b>	<b>Four spaces per court.</b>
<b>Outdoor recreational uses, waterparks, amusement parks</b>	<b>One space for each 3,000 square feet of gross site area.</b>	<b>One space for each 1,000 square feet of gross site area.</b>
<b>Commercial</b>		
<b>Adult daycare center</b>	<b>Two spaces</b>	<b>Four spaces</b>
<b>Automobile repair garage, minor repair, and maintenance establishments</b>	<b>One space for each 400 square feet of floor space.</b>	<b>One space for each 150 square feet of floor space.</b>
<b>Automobile service station</b>	<b>Two spaces for each service bay, with minimum of ten spaces required.</b>	<b>Three spaces for each service bay, with maximum of 15 spaces required.</b>
<b>Bed and breakfast inn</b>	<b>One space for the owner-operator plus one per guest bedroom.</b>	<b>Two spaces for the owner-operator plus one per guest bedroom.</b>
<b>Car wash</b>	<b>Two stacking spaces for</b>	<b>Three stacking spaces for</b>



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	each car wash lane plus two drying spaces per lane.	each car wash lane plus three drying spaces per lane.
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store	One space per 500 square feet of floor area.	One space per 200 square feet of floor area.
Hotel or motel	One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	1 2/10 spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor area, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.



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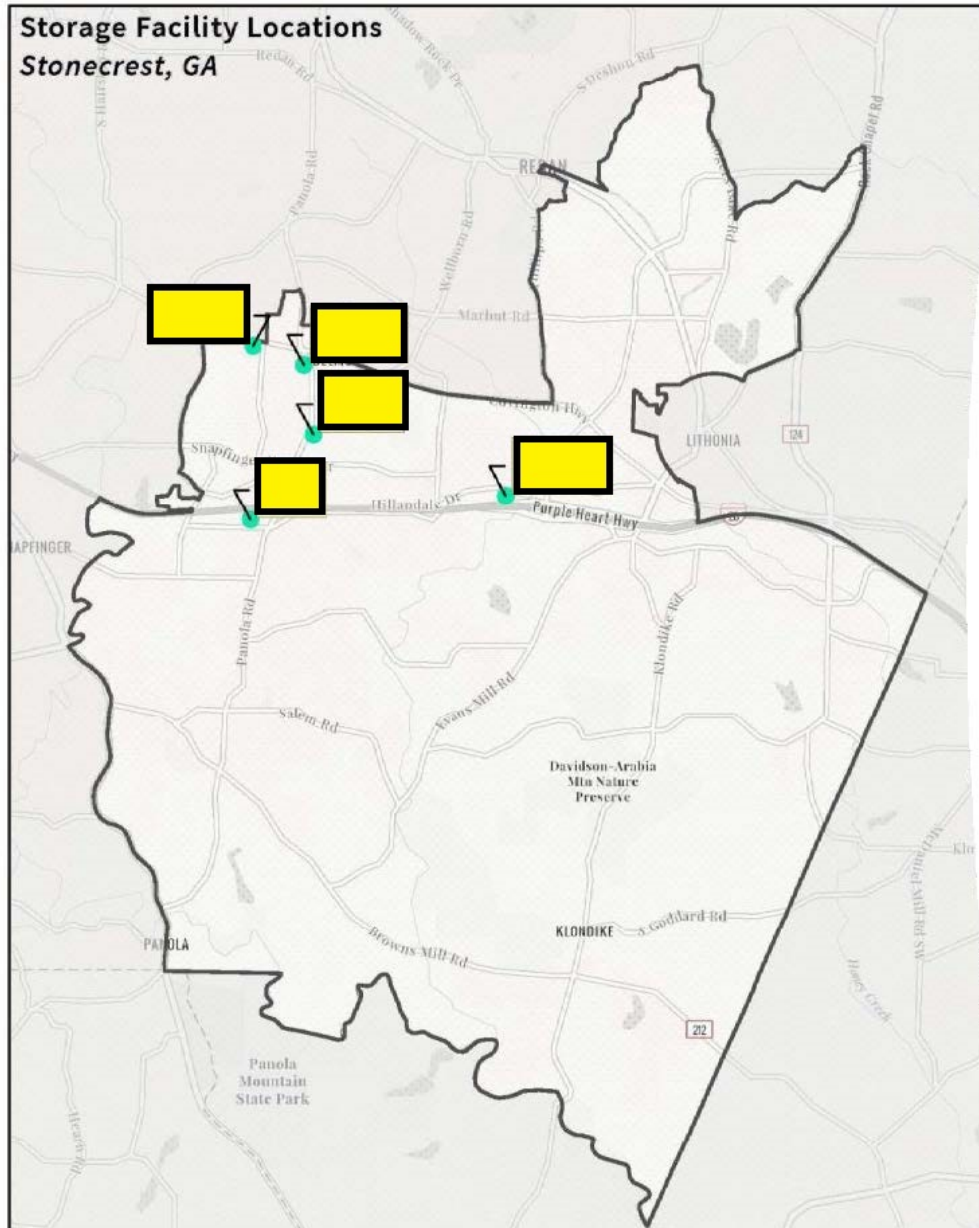
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<b>business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein</b>		
<b>Sexually Oriented Businesses</b>	<b>One parking space for each 400 square feet of floor area in the building.</b>	<b>One parking space for each 25 square feet of floor area in the building.</b>
<b>Storage facilities (mini-warehouse)</b>	<b>One space for each 8,000 square feet of floor area</b>	<b>One space for each 5,000 square feet of floor area.</b>
<b><i>Industrial</i></b>		
<b>Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales</b>	<b>One space for each 2,000 square feet of floor area.</b>	<b>One space for each 1,300 square feet of floor area.</b>
<b>Storage Facilities (mini or multi)</b>	<b>One space for each 20-storage unit</b>	<b>No maximum</b>
<b>Warehouse, distribution</b>	<b>One space for each 2,500 square feet of floor area.</b>	<b>One space for each 500 square feet of floor area.</b>
<b>Wholesale membership club</b>	<b>One space for each 500 square feet of floor area</b>	<b>One space for each 200 square feet of floor area.</b>
<b>Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses</b>	<b>One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.</b>	<b>One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.</b>

**Sec. 9.1.3. – Defined terms.**

**Self-Storage (mini or multi) means a building or group of buildings in a controlled-access and secured compound that contains vary sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers' goods or wares, and shall be climate-controlled. Noting or pertaining to a warehouse or other facility that rents units to people for storing personal possessions.**





# Existing Self-Storage Within Stonecrest

Railroad car classification yards or team truck yards			P								✓
Recovered materials facility wholly within a building			P								✓
Recovered materials processing wholly within a building			P								✓
Recycling collection	Pa	Pa	Pa	Pa							
Recycling plant			P								
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet			P								
Research, experimental or testing laboratories			P								
Rubber or plastics manufacture			P								
Salvage yard (Junkyard)	X	X	X	X	X	X	X	X	X	X	✓
<b>Self-Storage (mini or multi)</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>✓</b>
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic									X		✓

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit <u>required</u> SP—Special Land Use Permit (SLUP) required X—Prohibited Use											
* Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"											
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		See Section 4.2

# Recommended Sec. 3.1.6. Overlay Use Table



# What changed?

- ▶ Prohibited Self-Storages within all overlay districts

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)														
Use	R E	R L G	R - 1 0 0	R - 8 5	R - 7 5	R - 6 0	R S M	M R - 1	M R - 2	H R - 1 , 2 , 3	M H P	R N C	O I	O I T	N S	C - 1	C - 2	O D	M - 2	M - 1	M U - 1	M U - 2	M U - 3	M U - 4 , 5	Se e Se cti on 4- 2

[illegible]

# Recommended Sec. 4.1.3. – Use Table.

# What changed?

- ▶ Permits Self-Storages, Mini with a Special Land Use Permit (SLUP) in the following zoning districts:
  - ▶ OI (Office Institutional)
  - ▶ OD (Office Distribution)
  - ▶ M (Light Industrial)
  - ▶ M2 (Heavy Industrial)
- ▶ Permits Self-Storages, Multi with a Special Land Use Permit (SLUP) in the following zoning districts:
  - ▶ M (Light Industrial)
  - ▶ M2 (Heavy Industrial)

#### Sec. 4.2.65. – Self-Storage, Mini

Mini self-storages shall meet the following requirements:

- A. Maximum of one (1) level/story
- B. Requires a Special Land Use Permit
- C. The storage facility shall be climate-controlled; no outside storage is allowed.
- D. All buildings must have windows or architectural treatments that appear as windows.
- E. Lot must be a minimum of one (1) acre.
- F. At least 75 percent of the total on-site storage space shall be contained in individual enclosed stalls containing no more than 500 square feet each and being no more than ten feet high.
- G. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space is allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.
- H. An on-site manager shall be required and shall be responsible for the operation of the facility in conformance with the conditions of approval.
- I. Provide a minimum six-foot high, 100 percent opaque solid wooden fence or masonry wall along the entire length (except for approved access crossings) of all property lines. Said fence/wall shall be located outside of any public right-of-way and interior to any required landscape strips or buffers.
- J. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

# Recommended Sec. 4.2.65. – Self-Storage, Mini

# What changed?

- ▶ Add supplemental regulations for Self-Storages, Mini



#### Sec. 4.2.66. – Self-Storage, Multi

Multi self-storages shall meet the following requirements:

- A. Minimum of two (2) levels/stories; maximum of four (4) levels/stories.
- B. Requires a Special Land Use Permit
- C. The storage facility shall be climate-controlled; no outside storage is allowed.
- D. All buildings must have windows or architectural treatments that appear as windows.
- E. Lot must be a minimum of one (1) acre.
- F. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.
- G. No outside storage shall be allowed.
- H. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

## Recommended Sec. 4.2.66. – Self-Storage, Multi

# What changed?

- ▶ Add supplemental regulations for Self-Storages, Multi

business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein		
Sexually Oriented Businesses	One parking space for each 400 square feet of floor area in the building.	One parking space for each 25 square feet of floor area in the building.
Storage facilities (mini-warehouse)	One space for each 8,000 square feet of floor area	One space for each 5,000 square feet of floor area.
<b>Industrial</b>		
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One space for each 2,000 square feet of floor area.	One space for each 1,300 square feet of floor area.
<b>Storage Facilities (mini or multi)</b>	<b>One space for each 20-storage unit</b>	<b>No maximum</b>
Warehouse, distribution	One space for each 2,500 square feet of floor area.	One space for each 500 square feet of floor area.
Wholesale membership club	One space for each 500 square feet of floor area	One space for each 200 square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.	One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.

## Recommended Sec. 6.1.4. – Off- street Parking Ratios



# What changed?

- ▶ Add parking requirements for Self-Storages, Mini & Multi
  - ▶ Minimum
    - ▶ One (1) space for each 20 – storage unit
  - ▶ Maximum
    - ▶ No maximum

**Sec. 9.1.3. – Defined terms.**

**Self-Storage (mini or multi) means a building or group of buildings in a controlled-access and secured compound that contains vary sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers' goods or wares, and shall be climate-controlled. Noting or pertaining to a warehouse or other facility that rents units to people for storing personal possessions.**

Recommended  
Sec. 9.1.3. –  
Defined terms

# What changed?

- ▶ Implemented definition for self-storage (mini or multi)