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



TMOD-23-003 STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

Sec. 3.1.6. – Overlay Use Table.



TMOD-23-003

Planning and Zoning Department

Table	3.1 Ove	rlay L	Jse
-------	---------	--------	-----

Land Use	St	onec	rest	Area	Overla	ау	Inters	state 20 Cor Overlay*	ridor	Arabia Mountain	
"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	T1	T2	ТЗ	T4	T5*	T6*	T1	T2	T3	Conservation Overlay [*]	
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

		Δ	_ ⊆	Δ	_ ⊆	Õ		l %)
INDUSTRIAL	•							,	
Alcohol or alcoholic beverage manufacturing									Ī
Alternative energy production	SP	SP	SP						Ī
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									



TMOD-23-003 Planning and Zoning Department Fat rendering or fertilizer manufacture Fuel dealers, manufactures or wholesalers P General aviation airport P \checkmark Heavy equipment repair service or trade P P P P X X X P Ice manufacturing plant Incidental retail sales of goods produced or Pa processed on the premises 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 Pa Pa P Pa Brewpub) Light manufacturing P Manufacturing, heavy √ Manufacturing operations not housed within a 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 P vards Recovered materials facility wholly within a P Recovered materials processing wholly within a P building Recycling collection Pa Pa Pa Pa Recycling plant P Repair/manufacture of clocks, watches, toys, P electrical appliances, electronic, light sheet Research, experimental or testing laboratories P Rubber or plastics manufacture P Salvage vard (Junkvard) X X X X X X X X X Self-Storage (mini or multi) Solid waste: general disposal, landfill, private X industry disposal, handling facility, thermal treatment technology or hazardous/toxic



TMOD-23-003 Planning and Zoning Department 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 X Sugar refineries Tire retreading and recapping X X X X X X X X Towing or wreckage service Transportation equipment storage or X \checkmark maintenance (vehicle) Truck stop or terminal X Vehicle storage yard X Warehousing or Storage P P P X

Sec. 4.1.3. – Use Table.

			P - F erm				use 1 acc	esso	ory u	ise	De	- Sp velo - Sp	pm	ent	Dir	ect	or					m C	omr	nun	ity
Use	R E	R L G	R - 1 0 0	R - 8 5	-	R - 6 0	R S M	M R - 1	M R - 2	H R - 1 , 2	M H P	R N C		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	Se e Se cti o n 4. 2
INDUS	TR	IAI	4								-														
Alcoho l or alcoho lic bevera																			P	P					



TMOD-	23-0	003				-	-G	E O	R G	1	A —	I	Plar	nir	ıg a	nd	Zon	ing	Dep	artn	nent
ge manuf acturi ng																					
Altern ative energy produ ction														S P	P						
Autom obile/t ruck manuf acturi ng																P					
Brick, clay, tile, or concre te produ cts terra cotta manuf acturi ng																P					
Buildi ng materi als or lumbe r supply establi shmen t													P		P						
Ceme nt, lime, gypsu m, or plaster																P					



						ш	IH	IAIF	. WI	11-	·			_			_		_			
TMOD-	23-0	203					- 6	E O	R G	1	A —	_	I	Plar	nnir	ıg a	nd	Zon	ing	Dep	<u>artn</u>	nent
of Paris manuf acturi ng																						
Compr essed gas fuel station														S P		P	P					
Chemi cal manuf acture, organi c or inorga nic																	P					
Contra ctor, genera l (See also Buildi ng or Constr uction Office)														P		P	P		P	P		✓
Contra ctor, heavy constr uction, outsid e storag e														P		P						√
Contra ctor, special trade														P		P	P					
Crema										S P			S P	S P		P	P					✓



						ш	IH	IAL		115				_			_					
TMOD-	23-0	003					G	0	R G		A —	_	<u>I</u>	Plar	ınir	ıg a	nd	<u>Zon</u>	ing	Dep	<u>artn</u>	nent
torium			I																			
s																						
																P	P					
Ealania																1	1					
Fabric																						
ated																						
metal																						
manuf																						
acture,																						
no																						
EDP																						
permit																						
requir																						
requir ed																						
																	S					
Fabric																	P					
																	1					
ated																						
metal																						
manuf																						
acture,																						
EPD																						
permit																						
requir																						
ed																						
																_	-					
Fuel																P	P					
dealer																						
s, or																						
wholes																						
alers																						
																S	S					√
Gener																P	P					v
																Г	Г					
al																						
aviatio																						
n																						
airport																						
														P		P	P					
Heavy																						
equip																						
ment																						
repair																						
service																						
or																						
trade																						
Ice																P	P					
manuf																-						
acturi																						
ng																						
plant		<u> </u>														_	_	<u> </u>				
																P	P					



TMOD-23-003 — G F O R G I A Planning and Zoning Department Incide Intal Incide Incide Intal	TMOD.								-	G	F O	RG			•	1	31	:			7	:	D		
ntal retail sales of goods produ ced or processed on the premises Indust rial, heavy Indust rial, light Intermodal freight termin al, bus or rail freight or passen ger termin all all contructs termin all all all all all all all all all al	TMOD-	23-0	003	1	ı	1	.			- 0	. 0	. 0	30.00	^ _	_	<u> </u>	lar	nnır			Zon	ıng	рер	artn	nent
retail sales of goods produ ced or proces sed on the premis es Indust rial, heavy Intermodal freight termin al, bus or rail freight or passen ger termin al, or truck termin al, or truck termin al, or truck termin al, or or proces sing Light malt																			a	a					
sales of goods produ ced or processed on the premis es Indust rial, heavy Intermodal freight termin al, bus or rail freight or raush or truck termin al or truck termin al al Leathe r manuff acturi ng or processing Light malt																									
of goods produced or processed on the premises Indust rial, heavy Indust rial, light Inter modal freight termin al, or truck termin al, or truck termin al, or gor processing Light matt																									
goods produ ced or proces sed on the premises Industrial, heavy Industrial, light Inter modal freight termin al, or truck termin al, or truck termin al, or truck termin al or processing Light malt	sales																								
produ ced or proces sed on the premises Indust rial, heavy Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al, or truck termin al or proces sing Light malt																									
produ ced or proces sed on the premises Indust rial, heavy Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al, or truck termin al or proces sing Light malt	goods																								
ced or proces sed on the premis es Indust rial, heavy Indust rial, light Inter modal freight termin al, or ranil freight or passen ger termin al or ruck	produ																								
proces sed on the premises Indust rial, heavy Inter modal freight corr passen ger termin al, or truck termin al, or truck termin al or truck ter	ced or																								
sed on the premises Indust rial, heavy Indust rial, heavy Inter modal freight termin al, bus or rail freight or passen ger termin al or truck t																									
the premises Indust rial, heavy Indust rial, light Inter modal freight termin al, or truck termin al Leathe r manuf acturi ng or proces sing Light malt	sed on																								
Indust rial, heavy Indust rial, light Inter modal freight termin al, or truck termin al al or truck termin al al construction and all con																									
Indust rial, heavy Indust rial, light Intermodal freight termin al, bus or rail freight termin al, or truck termin al Leathe r manuf acturin ng or proces sing Light malt																									
Indust rial, heavy Indust rial, light Intermodal freight termin al, bus or rail freight or passen ger termin al, or truck termin al or truck ter																									
Indust rial, heavy Indust rial, light Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al or truck te	es	-																		_					
rial, heavy Indust rial, light Inter modal freight termin al, or ruck termin al Leathe r manuf acturing or proces sing Light malt	T 1 .																			ľ					
Indust rial, light Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al or truck ter																									
Indust rial, light Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al al or truck termin al al or truck termin al termin	rial,																								
Indust rial, light Inter modal freight termin al, or truck termin al Leathe r manuf acturing or processing Light Light malt	heavy																								
rial, light Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al al Leathe r manuf acturi ng or proces sing Light malt	* 1 .																		P	P					
Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al l Leathe r manuf acturi ng or proces sing Light malt																									
Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al Leathe r manuf acturi ng or proces sing Light malt P P P P P P P P P P P P P P P P P P P	rial,																								
Inter modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al al la	light																								
modal freight termin al, bus or rail freight or passen ger termin al, or truck termin al																				P					
freight termin al, bus or rail freight or passen ger termin al, or truck termin al la	Inter																								
freight termin al, bus or rail freight or passen ger termin al, or truck termin al la	modal																								
termin al, bus or rail freight or passen ger termin al, or truck termin al la																									
al, bus or rail freight or passen ger termin al, or truck termin al Leathe r manuf acturi ng or pproces sing Light malt	termin																								
or rail freight or passen ger termin al, or truck termin al la																									
freight or passen ger termin al, or truck termin al Leathe r manuf acturi ng or proces sing Light malt	or rail																								
or passen ger termin al, or truck termin al Leathe r manuf acturi ng or proces sing Light malt																									
passen ger termin al, or truck termin al la																									
ger termin al, or truck termin al Leathe r manuf acturi ng or proces sing Light malt P P P P P P P P P P P P P P P P P P P																									
termin al, or truck termin al Leathe r manuf acturi ng or proces sing Light malt																									
al, or truck termin al la	ger .																								
truck termin al la																									
termin al la	al, or																								
al leathe r manuf acturi ng or proces sing Light malt																									
Leathe r manuf acturi ng or proces sing Light malt																									
Leathe r manuf acturi ng or proces sing Light malt	al																								
r manuf acturi ng or proces sing Light malt P P P P P P P P P P P P P P P P P P P																				P					
manuf acturi ng or proces sing Light malt PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP																									
acturi ng or proces sing Light malt P P P P P P P P P P P P P P P P P P P																									
ng or proces sing Light malt PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP																									
proces sing Light a la l																									
proces sing Light a la l	ng or																								
sing Image: sing to the properties of the pr	proces																								
Light P P P P P P P P P P P P P P P P P P	sing				L																				
malt	Light														P	P	P		P	P	P	P	P	P	
	malt														a	a	a				a	a	a	a	



						-	I M	IAF	-	111			_					_		_		
TMOD-2	23-0	003					- G	E O	R G		A —	_	I	Plar	nnir	ıg a	nd	Zon	ing	<u>Dep</u>	<u>artn</u>	nent
ge manuf acture r (See also Brewp ub)																						
Light manuf acturi ng																P						
Manuf acturi ng, heavy																	P					✓
Manuf acturi ng operat ions not house d within a buildi ng																	P					<
Mines or minin g operat ions, quarri es, gravel pits or soil pits																	P					✓
Mines or minin g operat																S P	S P					



TIMOD as						-	I L	E O	PG	1	_		т	n1				7	•	D		
TMOD-23	<u>3-0</u>	03					- 0	. 0	. 0	3000	^	_	1	rar	nnır	ıg a	na	Zon	ing	рер	artn	nent
ions, Asphal t plant																						
Outdo or storag e, indust rial																P						✓
Railro ad car classifi cation yards or team truck yards																P						✓
Recov ered materi als facility wholly within a buildi ng																P	P					>
Recov ered materi als proces sing wholly within a buildi ng																P						✓
Recycl ing collect ion										P a		P a	P a			P	P					



TMOD-23-003 Planning and Zoning Department PP Recycl ing plant Repair /manu factur e of clocks, watch es, toys, electri cal applia nces, electro nic P P Resear ch, experi menta lor testing labora tories P Salvag e yard (Junk yard) Self-Storage , Mini Self-Storage , Multi Solid P waste: genera dispos al, privat indust



m (OD						ш	I L	E O	PG	111				51			,	7		ь		
TMOD-	23-0	003	Г				- 0	. 0	K G	30.00	~ -	_	ŀ	lar	ınır	ig a	na	Zon	ıng	Dep	artn	nent
ry dispos al, handli ng facility																						
Storag e yard, except vehicl e																	P					√
Storag e yard for damag ed or confis cated vehicl es																	P					✓
Towin g or wreck age service																P	P					
Trans portati on equip ment manuf acture																	P					
Trans portati on equip ment storag e or maint enanc e																P	P					√



TMOD-	23-0	003				- 6	. 0	K G	A —	_	ŀ	'lar	ınin	ıg a	nd	<u>Zon</u>	ıng .	Dep	<u>artn</u>	<u>nent</u>
(vehicl e)																				
Truck stop or termin al														P	P					
Vehicl e storag e yard														P	P					
Wareh ousing or Storag e													P	P	P					

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



TMOD-23-003

Planning and Zoning Department

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



TMOD-23-003

Planning and Zoning Department

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						
Residential								
Detached single-family	Two spaces per dwelling	Four spaces per dwelling						
dwelling	unit.	unit.						
Two-family and three-	One space per dwelling	Four spaces per dwelling						
family dwellings	unit.	unit.						
Detached single-family	Two spaces per dwelling	Four spaces per dwelling						
condominium	unit.	unit.						
Attached single-family	1½ spaces per dwelling	Three spaces per dwelling						
dwelling	unit, plus one-quarter	unit, plus one-quarter						

TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023

PREPARED BY: TRE'JON SINGLETARY



TMOD-23-003 Planning and Zoning Department space per dwelling unit to space per dwelling unit to accommodate guest accommodate guest parking. parking. Attached two-family and 11/2 spaces per dwelling Three spaces per dwelling three-family dwellings unit, not including garage, unit, not including garage, plus one-quarter space per plus one-quarter space per dwelling unit to dwelling unit to accommodate guest accommodate guest parking. parking. **Multifamily dwellings** 1½ spaces for every Three spaces for every dwelling unit. dwelling unit. Two spaces per mobile **Mobile Homes** Four spaces per mobile home lot. home lot. One-half space per One space per dwelling Multifamily dwellings, dwelling unit. supportive living unit. Fraternity house or One space per bed. 11/4 spaces per bed. sorority house Rooming house or One space per four beds. One space per 1½ beds. boarding house, shelter **Senior housing** One-half space per Two spaces per dwelling dwelling unit, plus oneunit, plus one-quarter quarter space per dwelling space per dwelling unit to unit to accommodate guest accommodate guest parking. parking. One-half space per One space per dwelling **Assisted Living** dwelling unit. unit. Two spaces. Personal care home, group Four spaces One space for every 2 beds. Personal care home. One space for every 3 beds. community Child daycare facility Two spaces. Four spaces. Child caring institution, Two spaces. Four spaces. group Child caring institution, One-half space for each Three-quarters space for employee and resident. each employee and community resident. Live Work dwelling Two spaces per unit. Four spaces per unit. Institutional **Ambulance service where** One parking space for each One parking space for each fleet vehicle plus one-half fleet vehicle plus threeaccessory to a hospital, ambulance services, space for each quarter space for each delivery services and other administrative or service administrative or service similar services employee. employee. Child davcare center One space for each 400 One space for each 300 square feet of floor area. square feet of floor area. One space for each 200 One space for each 400 **Convent or monastery** square feet of floor area. square feet of floor area. One space for each 200

One space for each 400

Funeral home



TMOD-23-003 —G E O R G I A — Planning and Zoning Department

TMOD-23-003		Planning and Zonnig Department
	square feet of floor area	square feet of floor area.
Hospital and similar institutional use	One space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter space per bed	One-half space per bed
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, auditoriums, live performance theaters, conference centers and cultural facilities	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.
Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries	One space for each 40 square feet of floor space in the largest assembly room.	One space for each 20 square feet of floor space in the largest assembly room.
Private elementary and middle school	1½ spaces for each classroom.	Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Private high school	Three spaces for each classroom.	Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Colleges, including trade, vocational, and commercial vocational schools	Ten spaces per classroom, plus 2½ spaces for each 1,000 square feet of floor area in the library or assembly area.	No maximum.
Recreational		•
Athletic Field	20 spaces per field.	60 spaces per field.
Bowling alley	Four spaces for each alley.	Five spaces for each alley.
Driving range	One space per tee	1½ spaces per tee
Miniature Golf	12 spaces	20 spaces
Noncommercial club, lodge, or fraternal or social organization (other than fraternity and	One space for each 200 square feet of floor area.	One space for each 100 square feet of floor area.



TMOD-23-003	-GEORGIA-	Planning and Zoning Department

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



TMOD-23-003	—GEORGIA—	Planning and Zoning Department
	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 2/10spaces 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 are, 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.

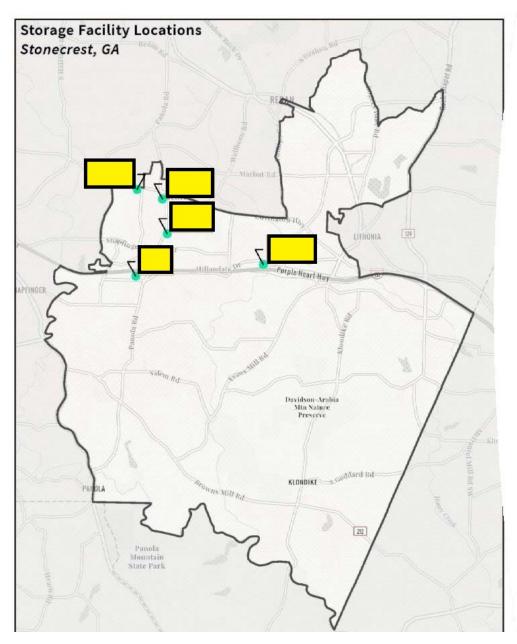


TMOD-23-003 — G E O R G I A — Planning and Zoning Department

1MOD-23-003	STOUGHT THE LOTE SPOUGHT SEVE	ianning and Zonnig Department
business uses, but not		
including Convenience		
Stores or Grocery Stores		
or other uses described		
more particularly herein		
Sexually Oriented	One parking space for each	One parking space for each
Businesses	400 square feet of floor	25 square feet of floor area
	area in the building.	in the building.
Storage facilities (mini-	One space for each 8,000	One space for each 5,000
warehouse)	square feet of floor area	square feet of floor area.
Industrial		•
Heavy and light	One space for each 2,000	One space for each 1,300
industrial, manufacturing,	square feet of floor area.	square feet of floor area.
and commercial	^	•
establishments not		
involving retail sales		
Storage Facilities (mini or	One space for each 20-	No maximum
multi)	storage unit	
Warehouse, distribution	One space for each 2,500	One space for each 500
,	square feet of floor area.	square feet of floor area.
Wholesale membership	One space for each 500	One space for each 200
club	square feet of floor area	square feet of floor area.
Wholesale trade	One space for each 200	One space for each 150
establishments,	square feet of floor area	square feet of floor area
distribution	devoted to sales or display,	devoted to sales or display,
establishments, offices in	plus one space for each	plus one space for each
conjunction with	2,000 square feet of gross	1,500 square feet of gross
showrooms, and similar	storage area.	storage area.
uses		

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

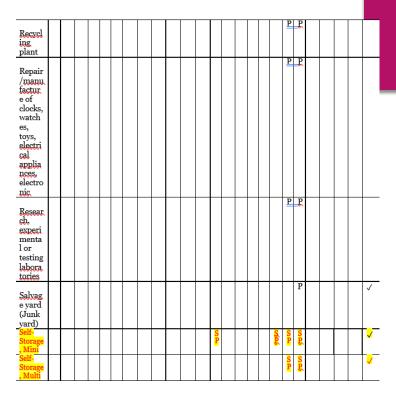
Railroad car classification yards or team truck yards			P								√
Recovered materials facility wholly within a building			P								√
Recovered materials processing wholly within a building			P								√
Recycling collection	Pa	Pa	Pa	Pa		П					
Recycling plant			P			П					
Repair/manufacture of clocks,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

				Т	able 3	3.1 Ove	erlay Use				
Land Use	s	Stonecrest Area Overlay						state 20 Co Overlay*	Arabia Mountain		
"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	т5'	т6*	n Mixed Use Development	n Mixed Use Development	n Mixed Use Development	Conservation Overlay	see Section 4.2

Recommended Sec. 3.1.6. Overlay Use Table

Prohibited Self-Storages within all overlay districts

			P - F erm				use i acc	esso	ry u	ıse	De	- Sp velo - Sp	рm	ent	Dir	ect	or		_			mС	omr	nun	ity
Use	R	R	R	R	R	R	R	M R	M R	H R	M H	R	0	0	N	c	С	0	M	M	M	M	M	M	Se
	-	Ğ	1	8	7	6	M	-		-	P	Č	1	T	3	1	2	υ		2	-	-	-	-	Se
			0	5	5	0		1	2	1											1	2	3	4	cti
			0							,														2	0
										2														5	n 4.



Recommended Sec. 4.1.3. – Use Table.

- 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 rightof-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

► 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

► 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.
Industrial		
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.
Storage Facilities (mini or multi)	One space for each 20- storage unit	No maximum
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. – Offstreet Parking Ratios

- ▶ 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 controlledaccess 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

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