
Sec. 29-3.3. Use-specific standards.

All uses for which the permitted use table in section 29-3.2 shows use-specific standard(s) shall comply with the applicable standard(s) in this section. In addition, all development shall comply with all other applicable provisions of this chapter.

In the event of a conflict between these use-specific standards and the requirements of chapter 29-4, the use-specific standards set forth in this section shall apply, except in the M-DT district, where the standards of the M-DT district will apply.

Where these use-specific standards require spacing between uses, no existing use that complied with applicable spacing requirements when the primary use was established on the property shall be made nonconforming because of the later location of any facility closer than the required spacing or because of an amendment to this chapter changing any applicable spacing distance.

(w) Primary use of land and buildings: Self-service storage facility.

- (1) When such uses are located in the M-C district and are no greater than fourteen (14) feet in height, unless otherwise permitted, shall be subject to the following additional standards:
 - (i) All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, which shall be stored only in exterior areas screened from the view from any street frontage.
 - (ii) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-4.4(e).
 - (iii) Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited.
 - (iv) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited.
 - (v) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
 - (vi) Building heights shall be limited to fourteen (14) feet, unless the building complies with the following standards, which are intended to ensure that buildings in excess of fourteen (14) feet in height are visually compatible with surrounding developments:
 - (A) Property shall not be adjacent to, and no structure shall be within one hundred (100) feet of a lot that is residentially zoned or used;
 - (B) The exterior of the building shall be constructed entirely of brick, stone, precast concrete panels that include a masonry façade or other architectural elements, split face block or other similar high-quality materials. Prefabricated metal panels and smooth-faced concrete block shall be prohibited;
 - (C) All exterior portions and/or façades, including the roof, shall use colors consisting of a neutral earth tone;
 - (D) In addition to the screening and landscaping standards of section 29-4.4(e), one street tree shall be placed every forty (40) linear feet of site frontage along any

property line that abuts a right of way in order to screen the mass of the building; and

- (E) Building height shall not exceed forty-five (45) feet or contain more than four (4) stories.
- (vii) Loading docks shall be prohibited.
- (2) When such uses are located in the M-C district and proposed to be greater than fourteen (14) feet in height they shall be subject to the following additional standards:
 - (i) Approval of a conditional use permit in accordance with the procedures of article 6 of this chapter is required. When considering a conditional use, in addition to meeting the conditional use standards required by this chapter, the commission shall also consider the context of the surrounding land uses and building forms, and impose any conditions and restrictions needed to assure that proposed self-service storage facilities are compatible with the surrounding area. The standards included in item (1)(i) through (vi), above, shall be considered as standards for a conditional use as well; however, they may be waived if the applicant shows that due to special circumstances unique to the property, they are not required to ensure the visual compatibility of the proposed building with surrounding properties. Additional conditions may include, but are not limited to, limits on signage, additional setbacks, additional screening or fencing, orientation of buildings, and maximum height.
 - (3) When such uses are located in the I-G district they shall be subject to:
 - (i) All storage shall be kept within an enclosed building, except recreation or other oversized vehicles, compressed flammable gas tanks, or gasoline containers in excess of two (2) gallons, which shall be stored only in exterior areas screened from the view from any street frontage;
 - (ii) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of section 29-4.4(e);
 - (iii) Where the site is adjacent to residentially-zoned land, twenty-five (25) feet of required yard shall be provided, and if the building exceeds forty-five (45) feet in height, one additional foot of setback shall be provided for each foot of height in excess of forty-five (45) feet;
 - (iv) Storage of feed, fertilizer, grain, soil conditioners, pesticides, chemicals, explosives and other hazardous materials, asphalt, brick, cement, gravel, rock, sand and similar construction materials, inoperable vehicles, or bulk storage of fuels shall be prohibited;
 - (v) The use of power tools, paint sprayers, or the servicing, repair or fabrication of furniture, boats, trailers, motor vehicles, lawn mowers, appliances and other similar equipment shall be prohibited;
 - (vi) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited; and
 - (vii) Loading docks shall be prohibited.

Sec. 29-4.6. Design standards and guidelines.

(a) *Intent.* The intent of this section is to:

- (1) Allow full development of properties consistent with the dimensional standards established in Article 2 of Chapter 29 and Section 29-4.1 while establishing baseline requirements for building and site features that will create stable residential neighborhoods, mixed use, commercial, and industrial areas;
- (2) Enhance the public realm;
- (3) Reduce conflicts between existing and new structures;
- (4) Encourage effective development of street frontages and other public elements that enable new projects to add value to existing communities;
- (5) Encourage creative and sustainable design responses to contemporary opportunities; and
- (6) Improve the overall design quality of the city through the use of objective standards that can be administered by the Community Development Department without the need for individualized design review of projects.

(b) *Applicability.*

- (1) The standards of this section shall apply to all new development in any district except:
 - (i) Development or redevelopment in the M-DT District (Section 29-4.2).
 - (ii) Structures in which the principal use is one of the following use categories or subcategories as shown in Permitted Use Table 29-3.1.
 - (A) One-family Detached residential;
 - (B) One-family Attached residential;
 - (C) Two-family residential;
 - (D) Park or Playground;
 - (E) Utilities;
 - (F) Parking Lot or Structure (primary use);
 - (G) Urban Agriculture;
 - (H) Farmer's Market; or
 - (I) Industrial (except Artisan Industry).
 - (iii) A change in the principal use of an existing structure that does not alter the exterior of the structure, or only affects the signage on the exterior of the structure.
- (2) In the case of a conflict between the design standards in this section and design standards applicable to a particular project because of its location in an overlay district listed in section 29-2.3 (Overlay Zoning Districts), or because of a use-specific standard in section 29-3.3 (Use-Specific Standards), the provisions of the overlay district or use-specific standard shall govern.

(c) *Design standards and guidelines.*

- (1) *Entries.* Each principal building shall have one or more operating entry doors facing and visible from an adjacent public street. The location of the entry on the building façade shall be emphasized by the use of different materials, wall articulation around the entry, or foundation plantings around the entry.

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- (2) *Transparency.*
- (i) When the primary use of the ground floor frontage of a structure categorized as food and beverage service, office, personal services, or retail in Table 29-3.1, a minimum of twenty (20) percent of each façade area that faces a public street shall be composed of transparent materials.
 - (ii) At least one-half ($\frac{1}{2}$) of this amount shall be provided so that the lowest edge of the transparent materials is no higher than four (4) feet above the street level.
 - (iii) If the director determines that transparent materials are not practical for security reasons or based on the nature of the permitted ground floor use, an alternative treatment providing equivalent or better visual interest may be approved.
- (3) *Wall plane articulation.* When the primary use of the building is not categorized as industrial in Table 29-3.1, each façade greater than one hundred (100) feet in length abutting a public street shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the wall plane. No uninterrupted length of any façade shall exceed one hundred (100) horizontal feet.
- (4) *Roof shape.*
- (i) When the primary use of the building is not categorized as industrial in Table 29-3.1, and the building has a sloping roof, at least one projecting gable, hip feature, or other break in the horizontal line of the roof ridgeline shall be incorporated for each one hundred (100) lineal feet of roof.
 - (ii) When the primary use of the building is not categorized as industrial in Table 29-3.1 and the building has a flat roof, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each one hundred (100) lineal feet of façade.
- (5) *Canopies and awnings.* All canopies and awnings shall be mounted with a minimum vertical clearance of seven (7) feet between sidewalk grade and the bottom edge of the canopy or awning.
- (6) *Loading dock and delivery areas.* Loading dock doors and delivery areas shall be located at the rear of buildings to separate customer and employee traffic from loading and service vehicles. The director may permit alternative locations when:
- (i) Such location would result in docks or delivery areas being adjacent to R-1, R-2, or R-MF zoned lands;
 - (ii) Such location would result in excessive or unnecessary impervious surface on the development site;
 - (iii) Evidence can be shown that the alternative location will not impact public safety or site circulation; and
 - (iv) Alternative loading dock/delivery area are recessed from the building façade such that all loading/unloading activity occurs outside any adjacent public right-of-way.