

29-3.3 Use Specific Standards.

(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.