

Proposed additions in **bold and underline** and omissions in ~~**bold and strikethrough**~~.

Chapter 29 - ZONING

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Sec. 29-2. - Definitions.

For the purpose of this chapter, the following words and terms as used are defined to mean the following:

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Self-service storage facility. A building, or group of buildings, with controlled access containing separate storage spaces or compartmentalized units of varying sizes, with no unit exceeding six hundred (600) square feet, that are rented or leased to tenants, with no tenant leasing more than two thousand (2,000) square feet, for the storage of goods.

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Sec. 29-16. - District C-3, general business district.

- (a) *Purpose.* This district is intended to allow for a broad range of commercial activities that may often be oriented toward automobile access and visibility. The principal land uses are sales and service activities.
- (b) *Permitted Uses.* In district C-3, no building, land or premises shall be used and no building shall be hereafter erected, constructed, reconstructed or altered except for one or more of the following uses (for exceptions, see section 29-28, non-conforming uses, and section 29-31, board of adjustment):

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Self-service storage facilities, subject to the following conditions:

- (1) 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.
- (2) Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of [section 29-17\(d\)\(6\)](#).
- (3) 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.
- (4) 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.

- (5) The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.
- (6) 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 14 feet in height are visually compatible with surrounding developments:**
- a. **Property shall not be adjacent to, and no structure shall be within 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 facades, including the roof, shall use colors consisting of a neutral earth tone.**
 - d. **In addition to the screening and landscaping standards of Section 29-25, one (1) street tree shall be placed every 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.**
 - e. **Building height shall not exceed 45 feet or contain more than four (4) stories;**
- (7) Loading docks shall be prohibited.

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- (c) *Conditional uses.* The following uses shall be permitted in district C-3 only after the issuance of a conditional use permit pursuant to the provisions of [section 29-23](#):

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Self-service storage facilities, subject to the same conditions as the permitted use in Section 29-16(b), except that building height may exceed 14 feet. When considering a conditional use, in addition to meeting the conditional use standards required by this ordinance, the Board of Adjustment 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 the permitted use to allow buildings taller than 14 feet shall be considered as standards for a conditional use as well; however, they may be waived if the applicant shows that 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 a maximum height.

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Sec. 29-20. - District M-1, General industrial district.

(a) *Purpose.* This district is intended to allow a wide range of industrial and associated uses.

(b) *Permitted Uses.* In district M-1, no building, land or premises shall be used and no building shall hereafter be erected, constructed or altered except for one or more of the following uses, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise:

All permitted uses in districts M-R, M-C and C-3 (except those uses permitted in district R-3).

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Self-service storage facilities, subject to the following conditions:

- (1) **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.**
- (2) **Where the site is adjacent to residentially-zoned land, a permanent screen shall be required and shall conform to the provisions of [section 29-17\(d\)\(6\)](#).**
- (3) **Where the site is adjacent to residentially-zoned land, twenty-five 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.**
- (4) **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.**
- (5) **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.**
- (6) **The sale of any item from the facility or the conduct of any type of commercial activity at the facility shall be prohibited.**
- (7) **Loading docks shall be prohibited.**

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