

Article 5 Use Regulations: 20-552 Self-Storage

(1) Applicability

These standards apply to mini-warehouse buildings in any [Base District](#). [Buildings](#) that are completely enclosed in a single [Building](#) and do not include any exterior, covered, or uncovered storage for boat, recreational or similar vehicles, or equipment are subject to the applicable Community Design Manual. Projects including exterior or uncovered storage areas, or include conventional self-storage units with overhead doors accessible from access drive aisles, are also applicable to these use standards in addition to the Community Design Manual.

(2) Architectural Standards

The Community Design Manual shall be applied to all mini-warehouse uses by the following:

- a. For any mini-warehouse use located in a commercial zoning district the building and site shall be subject to the Commercial Design Guidelines.
- b. For any mini-warehouse use located in an industrial zoning district the building and site shall be subject to the Industrial Design Guidelines.

(3) Building entrances and openings

- a. No door openings for any mini-warehouse storage unit shall be constructed facing any public rights-of-way or and residentially zoned and/or used property.
- b. All mini-warehouse sites shall include a prominent public entryway oriented to the public street.

(4) Accessory Exterior Storage

- a. All uncovered or partially covered storage shall not be visible from any public rights-of-way or residentially zoned and/or used property.

(5) Screening Required

- a. When abutting arterial or collector streets, mini-warehouse uses shall be screened by solid fence in accordance with Community Design Manual based on their [Zoning District](#).
- b. When located adjacent to residential uses or residential zoning additional screening shall be provided in the form of a solid 8 foot tall fence.

(6) Surfacing Required

- a. In all [Base Districts](#), required Parking and Loading Area Design Standards shall be paved to City Standards.
- b. [Exterior Storage](#) areas located in Industrial [Base Districts](#) may be located on compacted gravel surfaces. [Driveways](#) and [Driveway Aprons](#) providing [Access](#) to these areas shall be paved to City Standards.

(7) Parking

- a. Parking shall be provided by parking/driving lanes adjacent to the buildings/units. These lanes shall be at least twenty (20) feet wide for one-way access lanes; and at least twenty-six (26) feet wide for two-way access lanes.
- b. Required customer/user parking spaces may not be rented or used for the storage of boats, recreational or similar vehicles, vehicles, and similar uses. See requirements for accessory uses.

(8) Accessory uses

- a. Residential care taker/ on-site manager
 - i. This use is permitted only as an accessory use when permitted as part of a site plan or special use permit when allowed in the base district.
- b. Uncovered parking of personal recreational vehicles such as boats, recreational vehicles, and similar equipment shall only be parked in designated storage areas shown on approved site plans when permitted as an approved accessory use and when located on paved surfaces.
 - i. The outdoor storage of boats, recreational vehicles, vehicles, and similar equipment shall in no case be displayed or advertised for sale without site plan approval. Outdoor storage shall be accessory and subordinate to the site's principal use.
 - ii. Cleaning and washing of boats, recreational vehicles, vehicles, or any other stored material shall be prohibited unless in a designated area meeting all minimum stormwater pollution control/stormwater runoff requirements.
- c. Accessory/incidental retail sales
 - i. Sales and rental of moving and packing supplies, to include small and medium trucks and trailers, may be permitted with site plan approval.