

## **ARTICLE 2 DEFINITIONS**

### **2.02 Definitions**

**Self-service storage facility-** A facility designed and used for the purpose of renting or leasing individual storage space to tenants who are to have access to that space for the purpose of storing and removing personal property. (Aka self-storage warehouse, self-storage facility, commercial self-storage, mini warehouse, mini storage)

## **ARTICLE 13 CM – Commercial District**

### **13.04 Special Land Uses**

Self-Service Storage Facility

## **ARTICLE 14 DEFINITIONS**

### **14.04 Special Land Uses**

Self-Service Storage Facility

## **ARTICLE 20 SPECIAL LAND USES**

### **20.11 Specific Conditions and Requirements -Special Land Uses**

37. Self-Service Storage Facility (CM, LI)

#### **37. Self-Service Storage Facility -**

- a. Buildings shall be surfaced in high quality materials, as approved by site plan. The site plan shall include architectural renderings or shop drawings indicating material types, surface textures, and colors. Building facades facing a public street may be required to contain higher quality finishes.
- b. No plumbing shall be allowed within storage buildings. However, if an office is included, the office may have one unisex bathroom.
- c. Driving areas in and around buildings shall have a solid surface of asphalt or concrete as specifically shown and labeled on the site plan. All driving aisles shall be no less than 24 feet in width.
- d. No building shall exceed a height of twenty-four feet.
- e. All storage shall be enclosed within a building; provided, however, that up to 25% of the gross site area may be used only for the outdoor storage of licensed and operable passenger vehicles, recreational vehicles, and utility trailers not exceeding 24 feet in length. The outdoor storage area shall be specifically identified on the site plan and screened from the view of adjacent streets and properties by walls, fencing or landscaping. The finished surface of outdoor storage areas shall be crushed asphalt, crushed concrete, crushed stone, or gravel.
- f. Outdoor storage of equipment used for business purposes and construction equipment, such as but not limited to bulldozers, raw material supplies, cranes, trailers, back-hoes, loaders, etc., are prohibited.
- g. Semi-trailers, shipping containers and shipping pods are prohibited.
- h. No sales, service or repair activities or anything other than storage (and the rental,

maintenance, and supervision of storage units) shall be conducted on the premises. Auctions may be allowed from time to time in the event of an eviction or failure to claim belongings.

- i. There shall be no living areas within any storage building or on the same site.
- j. There shall be no storage or use of hazardous or dangerous materials on the premises.
- k. The premises shall abut or have direct access to a primary or arterial street.
- l. All sites must be fenced and landscaped, and any property line that abuts a residential use or residential zoning district shall have screening consisting of a fence or wall with a landscaped area measuring at least ten (10) feet wide. The Planning Commission may require additional perimeter screening and may require additional setbacks and/or building reorientation to ensure compatibility with surrounding properties.
- m. All lighting shall be downcast with 100% cut-off, such that the source of light is not visible from beyond the property line.
- n. All site plans must be reviewed by the Calhoun County Drain Commission.