

PROPOSED TEXT AMENDMENT FOR SEL-SERVICE STORAGE FACILITIES IN THE I-1 DISTRICT

Underlining =New Language

Strikeout= Deleted Language

*** = Existing Text

CHAPTER 158: ZONING REGULATIONS

GENERAL PROVISIONS

§ 158.002 DEFINITIONS.

SELF-SERVICE STORAGE FACILITY. A building or group of buildings divided into multiple, separate, self-contained compartments used to meet the temporary storage needs of residents and small businesses, and may include climate controlled facilities and accessory outdoor storage of vehicles. No commercial transactions are permitted other than the rental of storage units and the ancillary sale of related products.

SUSTAINABLE COMMUNITY. An area that has received a Sustainable Communities designation from the State of Maryland pursuant to the 2010 Sustainable Communities Act.

DISTRICTS

§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
INDUSTRIAL							
Warehouse/Storage/Distribution							
Self-service storage facility	X	P	P	X	X	X	158.002, 158.083, 158.158
<u>Self Service storage facility in a Sustainable Community</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>158.002, 158.083, 158.158</u>

§ 158.083 COMMERCIAL AND INDUSTRIAL DISTRICTS: REGULATION OF ACCESSORY USES

(B) Accessory uses in the Industrial Districts. Accessory uses in the industrial districts shall be as follows:

- (1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:

- (j) Outdoor storage of vehicles when accessory to a self- service storage facility.

SPECIFIC USES

§ 158.158 SELF-SERVICE STORAGE FACILITY.

Self- service storage facilities may be permitted in the C-2 and C-3 Districts, and conditional in the I-1 District if located within a Sustainable Community, subject to the following conditions:

- (A) Maximum individual storage unit height shall be 15 feet.
- (B) Maximum area of each individual storage unit shall be 500 square feet.
- (C) The front building facade shall be designed, constructed, and maintained to be visually compatible with the neighborhood and surrounding properties.

(D) A business office may be located on site, and the required parking spaces for employees shall be located adjacent to the business office. Required parking may not be rented, used for storage of vehicles, or other storage.

(E) Areas providing access between storage units and areas designed for two-way vehicular traffic shall be 20 feet wide. One-way vehicular traffic aisles with units on one side may be 15 feet wide. Access aisles and storage units shall be designed and located to provide maneuvering space for emergency vehicles.

(F) All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining properties.

(G) All structures, storage units, commercial parking areas, accessory vehicle storage areas, aisles, security fences, or walls, except the front building facade, shall be screened from view off site.

(H) The site shall not be used for any activity or use except storage as specified herein.

(I) Flammable, toxic, or explosive materials or hazardous chemicals shall not be stored on site; provided, however, that fuel contained in standard fuel tanks of boats or vehicles which are themselves stored on site is allowed. Standard fuel tanks for purposes of this section are those tanks which were designed for the specific vehicle by the manufacturer of the vehicle.

(J) Signs shall be permitted in compliance with §§ 158.110 through 158.114, except that temporary signs, signs that relate to off-premises uses, or signs which exceed 50 square feet in area are prohibited.

(K) Landscaping shall be provided in accordance with Chapter 157 of the Carroll County Code.
