

MOTION TO AMEND ORDINANCE NO. 9161-18 ON FIRST READING

On page 3 of the ordinance, Section B-303.A. Table 2 is amended to read as follows to add parcel size limitations to self-storage warehouses in the Regional Center Subdistricts:

Section B-303. - Permitted uses and parking.

A) Use and Parking Table

Permitted uses and approval levels by Subdistricts, along with parking requirements, are listed in Table 2. Use and Parking. Active uses are required at identified key corners, as defined in Section B-303.B.

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Table 2. Use and Parking					
Use	Regional	Neighborhood	Corridor	Use Specific Standards	Minimum Off-Street Parking Spaces
Self-storage warehouse	<u>FLS X</u>	X	FLS	<p>1. <u>In the Corridor Subdistrict,</u> Access doors to individual storage units are located within a building or are screened from view from adjacent property or public rights-of-way by landscaped walls or fences located no closer to the property lines of the parcel proposed for development than five feet.</p> <p>2. <u>Self-Storage may be permitted in the Regional Center Subdistrict provided the following is met: Such use shall only be located on parcels of .75 acres to .9 acres in size that existed on or before October 17, 2018 with Street Frontage Type C that do not have any other Street Frontage Type; 100% of the ground floor frontage and a minimum of 20% of the total ground floor area shall include fully-enclosed building space, occupied by retail, restaurant, and/or office uses not associated with the self-storage use; access to all storage units shall be from the building interior; and</u></p>	<p><u>1/150 4/20 self-storage units. plus 2 for manager's office</u></p> <p><u>4/1,000 sf of non-storage use as required for Self-storage warehouse in the Regional Center.</u></p>

				<u>outdoor storage shall be prohibited.</u>	
<p><i>Footnotes:</i></p> <p>1. <i>The parcel proposed for development is not contiguous to a parcel of land which is designated as residential in the Zoning Atlas.</i></p> <p>2. <i>The parcel proposed for development is not located within 500 feet of a parcel of land used for purposes of a place of worship or a public or private school unless the intervening land uses, structures or context are such that the location of the use is unlikely to have an adverse impact on such school or use as a place of worship.</i></p>					
<p><i>Key:</i></p> <p><i>BCP = Level 1 Minimum Standard (Building Construction Permit).</i></p> <p><i>FLS = Level 1 Flexible Standard Development (Community Development Coordinator approval required).</i></p> <p><i>FLD = Level 2 Flexible Development (Community Development Board approval required).</i></p> <p><i>X = Not Allowed</i></p>					

Pamela K. Akin
City Attorney
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