



# **Ordinance Text Amendment Self-Storage, Conditioned**

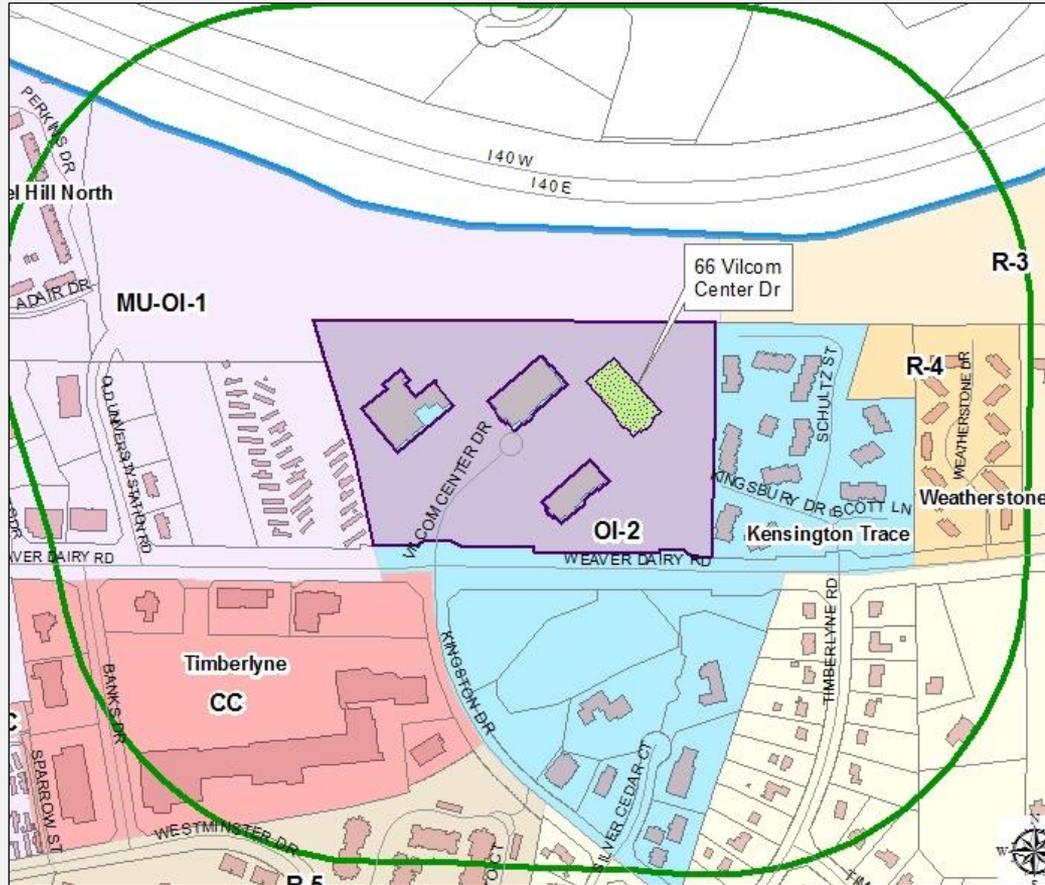
**Town Council  
October 10, 2018**

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# Text Amendment Process



# Associated Property



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**Request #1: Allow  
Conditioned Self-Storage as  
Special Use**

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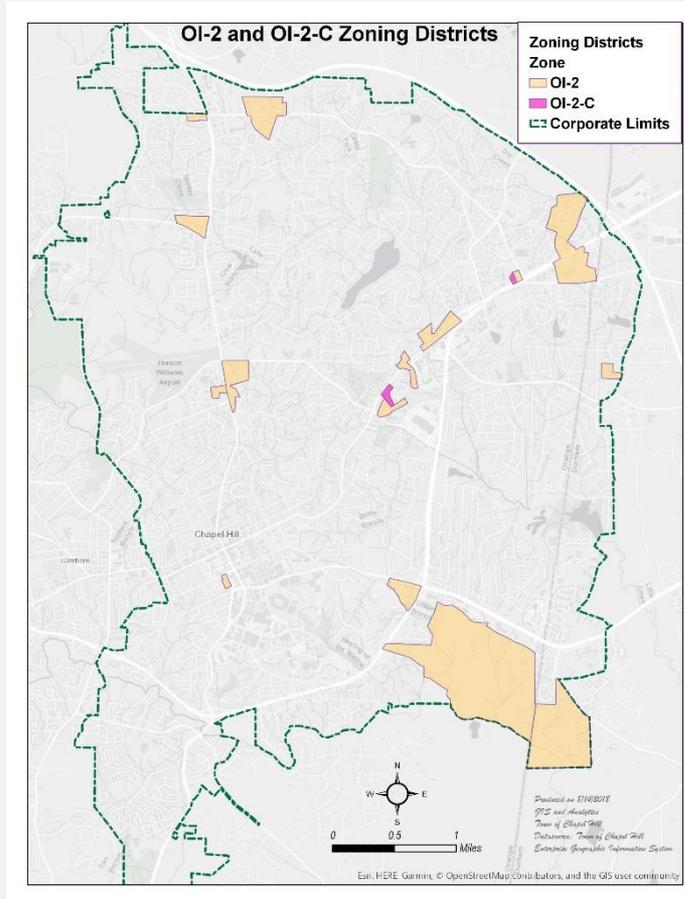
# Use Table 3.7-1

		General Use Zoning District									
Uses	Use Group	TC-1, TC-2, TC-3	CC	NC	OI- 1	OI- 2	OI- 3	OI- 4	I	LI- CZ D	MH
<u>Self-Storage Facility, Conditioned</u>	C	—	—	—	—	<u>S</u>	—	—	—	YZ	—

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# Text Amendment – Use Table

## Where are OI-2 Zoning Districts located?



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# Text Amendment-Buffers

Section 2 - Article 5. Table 5.6.6-1 Schedule of Required Buffers – The Proposed Principal Use in column five is hereby amended to read as follows:

	Proposed Principal Use				
Adjacent* Existing Principal Use#	Major Subdivision creating lots for single or two-family dwellings or Class A mobile home	Any other principal use in Use Group A, except essential services	Any principal use in Use Group B	Automotive repair, maintenance and/or storage facility, <b>Conditioned self- storage Facility</b> , light manufacturing, supply yard	Any principal use in Use Group C other than the above

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# Text Amendment-Parking

Use	Vehicular Parking				Bicycle Parking
	Town Center Zoning		Non-Town Center Zoning		
	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces	Minimum Bicycle Parking requirements
Maintenance and/or storage facility <b>and</b> <u>conditioned self-storage facility</u>	N/A	N/A	1 per 2,500 sq. ft.	1 per 1,500 sq. ft.	Min 4

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# Special Regulations

- No corner arterial locations
- Max 100 feet building frontage
- Not only use on a lot
- Access to storage units is internal
- No overhead doors, loading docks, or garage doors facing residentially zoned property
- Use is rental space and pick-up/delivery

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## Special Regulations

- Only storage business may store moving trucks
- No electrical outlets in storage unit
- No outdoor display of merchandise
- Lighting shielded adjacent to residential property, motion activated
- No “crown” signs

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# Text Amendment-Appearance



# Text Amendment-Landscape Buffer



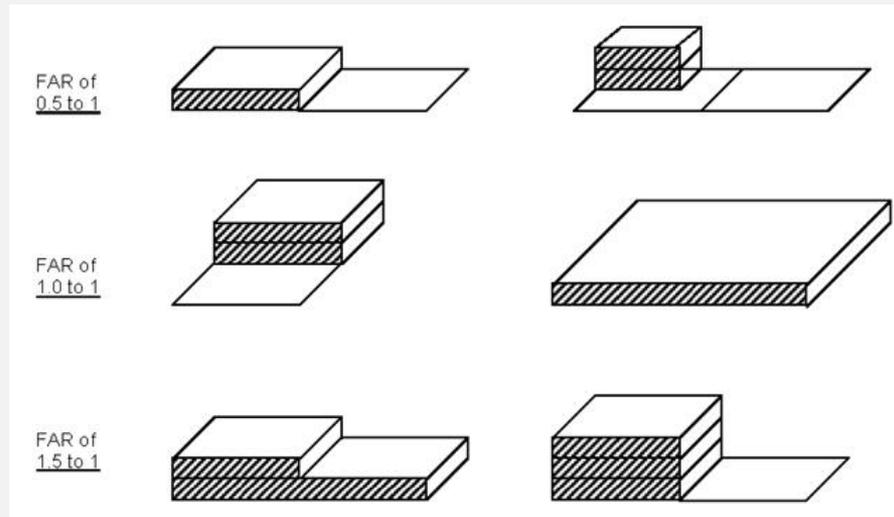
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**Request #2: Increase  
allowable Floor Area Ratio  
(FAR) in OI-2 Zoning District**

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# Text Amendment - Floor Area Ratio

- What is Floor Area Ratio: A fraction that, when multiplied by the gross land area of a zoning lot, determines the maximum floor area permitted within the zoning lot.



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# Text Amendment - Floor Area Ratio

- Increase Floor Area Ratio from .264 to .290; ~10%
- Would allow a progression in intensity from OI-1, 2, 3
- Approaches restoring pre-2003 Floor Area Ratio of .328

OI District Floor Area Ratios		
OI-1	OI-2	OI-3
.264	.264 .290	.566

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## Considerations

- Increased development potential of OI-2 zoned properties
  - Public process would be required for most changes
- Economic Development/Fiscal Consideration
- Town standards will still apply to development

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## Staff Recommendation

Staff recommends Council open the public hearing and recess the public hearing to November 28, 2018.

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