



LUMO Text Amendment  
Office/Institutional-2 (OI-2)  
Zoning District

October 17, 2018

# RECOMMENDATION

That the Council:

- open the Public Hearing
- receive comments; and
- recess the Public Hearing to November 28, 2018.

# Text Amendment Process



## Text Amendment OI-2

1. Allow Self-Storage Facility, Conditioned as a Special Use;
2. Create Special Standards for Storage facilities;
3. Increase Floor Area Ratio in OI-2.

## Self-Storage Facility, Conditioned:

*A conditioned building devoted primarily to the storage of personal equipment, records, goods, and belongings that contains separate conditioned storage spaces that are designed to be leased or rented individually. All storage shall be within an enclosed building. Storage spaces with individual exterior accesses are not permitted.*

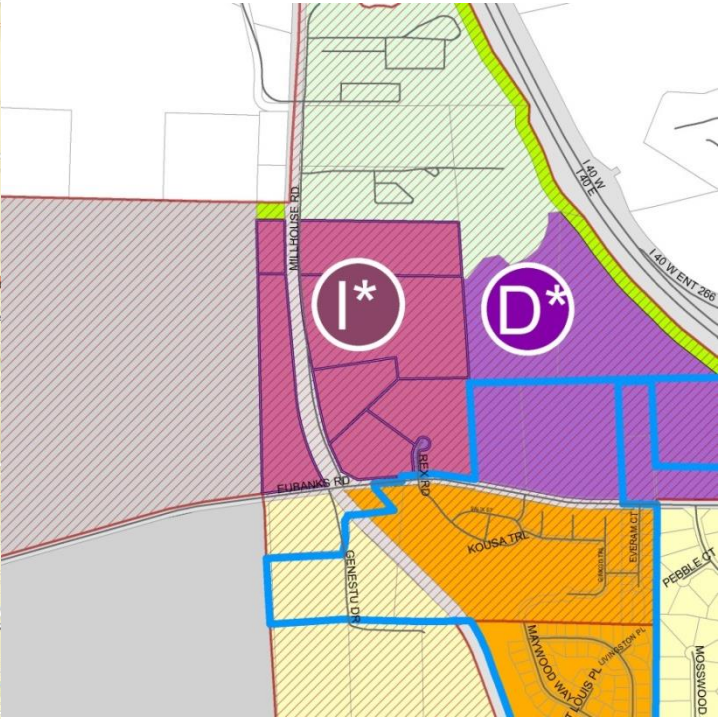
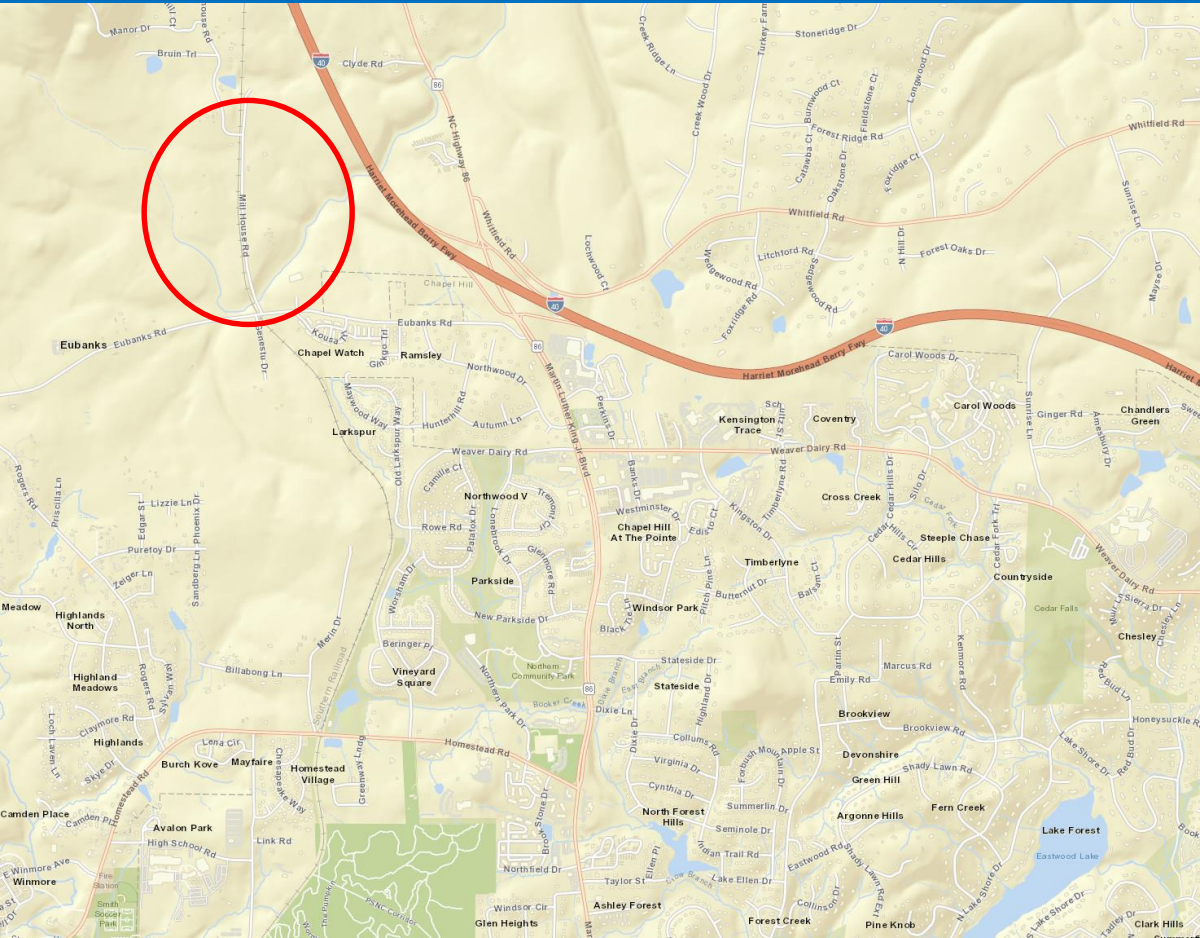
# Text Amendment – Use Table

## Use Table 3.7-1

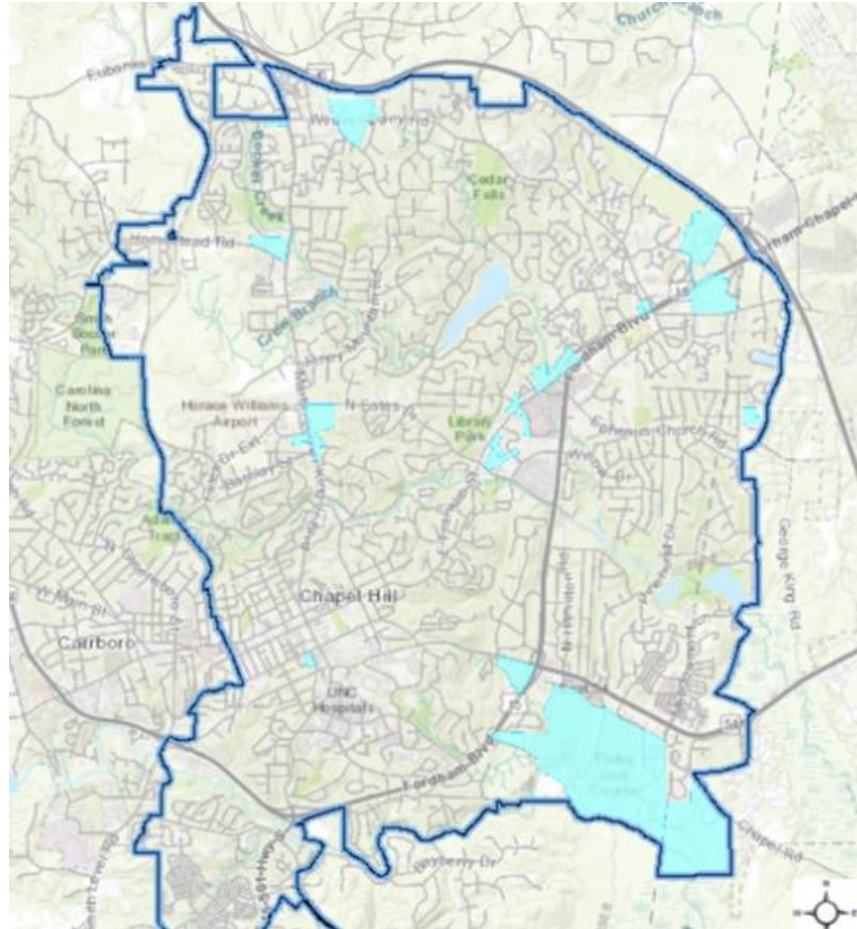
**Table 3.7-1: Use Matrix**

Uses	Use Group	Commercial Zoning Districts						Industrial			
		Town Center (TC)	Community Commercial (CC)	Neighborhood Commercial (NC)	Office/Intitutional (OI- )				Industrial (I)	Innovative Light Industrial Conditional (LICZD)	Materials Handling (MH)
		TC-1, TC-2, TC-3			OI-1	OI-2	OI-3	OI-4			
Self Storage Facility, Conditioned	C	—	—	—	—	S	—	—	—	YZ	—

# Text Amendment



**Where are OI-2  
Zoning Districts  
located?**





## Text Amendment OI-2

1. Allow Self-Storage Facility, Conditioned as a Special Use;

2. Create Special Standards for Storage facilities;

3. Increase Floor Area Ratio in OI-2.

# Text Amendment

## LUMO Article 6. Special Regulations

### Section 6.23 Self-storage Facility, Conditioned:

- Not principal use on lot;
- Street setback of 200 feet;
- Enclosed building;
- No truck rental;
- Architectural details:
  - ✓ change in wall plane
  - ✓ materials such as brick or stone
  - ✓ window transparency standards

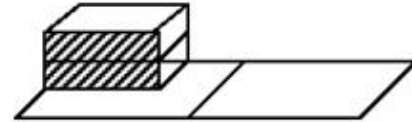
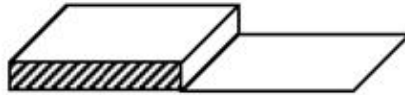
## Text Amendment OI-2

1. Allow Self-Storage Facility, Conditioned as a Special Use;
2. Create Special Standards for Storage facilities;
3. Increase Floor Area Ratio in OI-2.

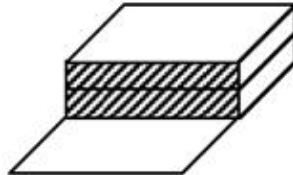
# Text Amendment - Floor Area Ratio

- What is Floor Area Ratio?  
multiplied by the gross land area of a zoning lot,  
determines the maximum floor area permitted within the  
zoning lot.

FAR 0.50



FAR 1.00



# Text Amendment - Floor Area Ratio

- Increase Floor Area Ratio from 0.264 to 0.290;
- Would allow a progression in intensity from OI-1, 2, 3.

OI District Floor Area Ratios		
OI-1	OI-2	OI-3
0.264	<del>0.264</del> 0.290	0.566

## Considerations

- Increased development potential of OI-2 zoned properties;
- Public process would be required for changes;
- Economic Development/Fiscal Consideration;
- Town standards (and proposed new) apply to development.

# RECOMMENDATION

That the Council:

- open the Public Hearing
- receive comments; and
- recess the Public Hearing to November 28, 2018.