

AN ORDINANCE AMENDING ARTICLES 3, 5, AND 6 OF THE LAND USE MANAGEMENT ORDINANCE RELATED TO SELF-STORAGE FACILITY, CONDITIONED, AND FLOOR AREA RATIO ADJUSTMENT IN THE OFFICE/INSTITUTIONAL-2 (OI-2) DISTRICT (2018-X-X/O-)

WHEREAS, the Council of the Town of Chapel Hill has considered the proposed text amendment to the Land Use Management Ordinance (LUMO) to define and regulate "Self-Storage Facility, Conditioned" as a permitted use and finds that the amendment, if enacted, is reasonable and in the public's interest and is warranted, to achieve the purposes of the Chapel Hill 2020 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Land Use Management Ordinance is amended as follows:

Section 1 - Article 3. Section 3.7 Use Regulations, Table 3.7-1: Use Matrix is hereby amended to add an "S" in the Office/Institutional-2 (OI-2) column and to add "Self" in the Uses column, as noted below:

		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
Self-Storage Facility, Conditioned	C	—	—	—	—	S	—	—	—	YZ	—

Section 2 – Article 3. Section 3.8-1: Dimensional Matrix is hereby amended to read as follows:

	Lot Size (square feet min)	Density (units per acre max)	Frontage (min feet)	Lot Width (min feet)	Building Height, Setback (max feet)	Building Height, Core (max feet)	Street Setback (min feet)	Interior Setback (min feet)	Solar Setback (min feet)	Impervious Surface Ratio (max)*	Floor Area Ratio (max)
OI-2	5,500	15.0	40	40	34	60	22	8	9	.5/.7	0.264 <u>0.290</u>

Section 3 - 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:

<i>Proposed Principal Use</i>					
Adjacent* Existing	Major Subdivision creating lots for single or two-	Any other principal use in Use Group	Any principal	Automotive repair, maintenance and/or storage facility, self-	Any principal use in Use

<i>Proposed Principal Use</i>					
Principal Use#	family dwellings or Class A mobile home	A, except essential services	use in Use Group B	storage facility, conditioned , light manufacturing, supply yard	Group C other than the above

Section 4 - Article 5. Section 5.9.7 Minimum and Maximum Off-Street Parking Space Requirements is hereby amended to read as follows:

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

Section 5 - Article 6 Special Regulations for Particular Uses is hereby amended to add a new Section 6.23 to read as follows:

"Section 6.23 - Self-storage Facility, Conditioned. This section establishes standards, outside of the LI-CZD, so that Self-storage Facility, Conditioned, may be appropriately sited in commercial and/or office-institutional zones, while maintaining the desired character and function of those zones, since their use and low activity level do not add vitality and interest to an area. Self-Storage Facilities, Conditioned, spaces should be designed with the exterior appearance of an office building or commercial building as well as be designed to be compatible with the surrounding development and the desired character of the district. The following standards shall be applied:

1. Self-storage facilities, Conditioned, shall not be permitted on property located at an intersection with any arterial street. This extends to include properties 100 feet from the center point of an intersection.
2. The maximum building frontage for a Self-storage Facility, Conditioned, on a public right-of-way shall be 100 linear feet.
3. Self-storage facilities, Conditioned, shall not be the principal use on a zoning lot, but shall be on the same zoning lot as other office, commercial, and/or institutional uses permitted in the zoning district.
4. Self-storage facilities, Conditioned, shall have a street setback of a minimum of 200 feet from the public right-of-way.
5. All access to the individual storage units shall be through the interior of the building only.
6. Overhead doors, loading bay doors, and/or garage type doors shall not face residentially zoned parcels nor be permitted on the front face of the building. The Town Council may grant an exception to this standard if the applicant demonstrates that, due to the unusual shape or topography of the lot or an adjoining lot, or due to

the location or design of existing structures, the nature of the proposed use, or other similar features, the application of this standard would be unreasonable. If such an exception is granted, loading docks, entrances, zones or bays shall be screened with a fifty (50) foot Type D evergreen buffer.

7. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in storage. Storage units shall not be used for activities such as, but not limited to:
 - a. Residences, offices, workshops, studios, the pursuit of hobbies, and/or rehearsal areas;
 - b. Manufacturing, fabrication, or process of goods; service or repair of vehicles, engines, lawnmowers, boats, trailers, appliances, or other electrical/miscellaneous equipment; or any other industrial and/or commercial activity;
 - c. Conducting garage or estate sales. This prohibition does not preclude the auctions or sales for the disposition of abandoned or unclaimed property from the Self-storage Facility, Conditioned.
 - d. Storage of flammable, perishable, or hazardous materials;
 - e. The keeping of animals.
8. All storage shall be within a completely enclosed building. The outdoor storage of inventory, materials, vehicles, trailers, recreational vehicles, or merchandise is prohibited. There shall be no outdoor storage or usage of storage pods or shipping containers
9. No customers may store trucks, trailers, or vehicles of any kind on the site. The storage business may park up to two (2) trucks (pick-up or box) for employees and customer use. These trucks shall be parked behind the building.
10. Electrical service to the storage units shall be for lighting and climate control only. No electrical outlets shall be permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that shall not allow tapping the fixtures for other purposes.
11. Outdoor display of merchandise or goods of any kind is prohibited.
12. Truck and/or trailer rental operations are prohibited.
13. Night lighting and security lighting shall be designed to ensure no off-site glare is directed to neighboring parcels. All night and security lighting shall be shielded to direct light onto the site and away from adjacent property. Lighting, interior and exterior, for portions of the building that face residentially zoned or used property shall be motion activated only.
14. "Crown signs" are prohibited. Signs, interior or exterior, shall not face residentially zoned or used parcels.
15. Fences and walls shall be compatible with the design and materials of the building and the site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited.
16. Self-storage facilities, Conditioned, shall:
 - a. Be permitted only within multistory buildings with an architecturally prominent entry and lobby;
 - b. Have at least forty (40) percent of the principle façade above the ground floor composed of exterior wall openings filled with actual windows or designed to have the external appearance of windows;
 - c. All windows shall have a minimum of seventy (70) percent visible light transmission;
 - d. Not be constructed of smooth-faced concrete block, painted masonry, precast concrete panels, and prefabricated metal sheets.

- e. Be surfaced with high quality materials such as, but not limited to, stone, split face block, and/or brick;
- f. Include a change in wall plane, a recess, or reveal every fifty five (55) feet on the principle façade when the building is greater than sixty (60) feet in length; and,
- g. Include architectural features that add depth, details, and convey visual interest to prevent a utilitarian, warehouse-like appearance.

Section 7. This ordinance shall be effective upon enactment.

This the ____ day of _____, 2018.