



Land Use Management Ordinance Text Amendment

November 28, 2018

RECOMMENDATION

That the Council:

- Close the Public Hearing;
- Adopt R-4, Resolution of Consistency with the Comprehensive Plan;
- Enact O-1, Revised Ordinance A, approving the Text Amendment.

Text Amendment Process



Updates from Public Hearing



OI District Floor Area Ratios		
OI-1		OI-3
0.264	0.264	0.566

6.23 Special Standards

- Self-Storage facilities, Conditioned, zoning lots shall have a floor area ratio of 0.290.

Text Amendment

1. Allow Self-Storage Facility, Conditioned as a Special Use;
2. Create Special Standards for Storage facilities;

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

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

2. Create Special Standards for Storage facilities;

Text Amendment

LUMO Article 6. Special Regulations

Section 6.23 Self-storage Facility, Conditioned:

- Not principal use on lot;
- Floor Area Ratio of 0.290;
- 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 - Floor Area Ratio

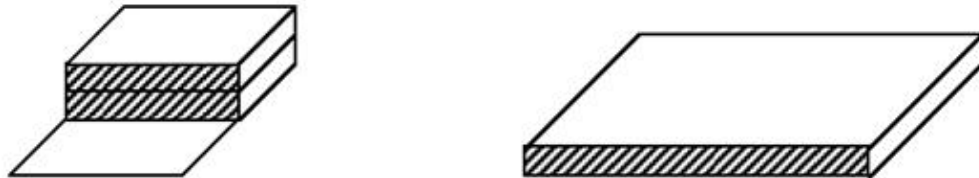
- What is Floor Area Ratio?

A 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



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