

Proposed Text Changes: Self-Storage Facility Use

Removal of “Self-service storage” from industrial use category, keep “self-storage facility” in warehousing definition and example, UDO 5.1.6.I

5.1.6.D.1: Industrial, Light Characteristics. Any business or establishment which deals in light industrial uses including light manufacturing (such as clothing, assembly, printing, repair), [and](#) research and development, ~~and self-service storage.~~

~~5.1.6.D.5.b: Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally.~~

Self-storage facility: a building or buildings used for the storage of personal property where individual owners or tenants control individual storage spaces. The use of self-storage facilities for sales, service, manufacturing and repair activities or for the rental of trucks or equipment is not considered accessory to a self-storage facility use.

Industrial Site Design clean-up

6.2.1.D.3.c: c. Developments within the [General](#) Industrial zoning district shall not be required to provide open space.

Table 6.4.3.G: Warehousing, Minimum Off-Street Parking Spaces: 0.5/1000 SF. [Self-storage facility, Minimum Off-Street Parking Spaces: 1/100 units.](#)

6.4.5 Loading Areas

B. Loading Area Design Standards

7. For self-storage facilities, loading areas may be located in front of individual storage space exterior doors.

6.8.1.C. Exemptions. The standards of this section shall not apply to the following:

2. Development located in the [General](#) Industrial zoning district (see Section 6.8.7: Industrial Design Standards).

6.8.7 Industrial Design Standards

A. Design Standards

5. ~~Parking~~[Loading](#). ~~Parking-Loading Areas~~ for Industrial Use buildings [shall](#) be located at the sides or rear of buildings.

Self-Storage Use Text Amendments Justification

Summary of Request: This text amendment is sought to rectify conflicting classifications of the self-storage use by defining the use and clarifying applicable standards.

The proposed text amendments are justified under the applicable text amendment review standards in LDO § 2.4.F:

1. Whether the proposed amendment is consistent with the comprehensive plan and other applicable adopted town plans;

The proposed text amendments are intended to clarify the use classification and applicable standards for self-storage facilities in the LDO by defining the use and removing conflicting classifications. The UDO currently lists both “self-service storage” in the Industrial, Light category and “self-storage facilities” in the Warehousing category, but only the former has additional use standards associated with it. The amendment would clarify where the use is allowed and which use regulations govern.

The proposal is consistent with the Comprehensive Plan because the amendments help address several of the Land Use & Zoning, Needs & Issues identified in Part III.C. Specifically, by clarifying the classification and standards for self-storage, the amendments will “provide more expedient development review for by-right proposals for administrative action, particularly for non-residential development proposals” by creating certainty for property-owners and businesses that wish to provide this use. Ultimately, this will help the Town “[c]reate a broader array of goods and services within the Town.”

2. Whether the proposed amendment is in conflict with any standard of the LDO, Comprehensive Plan, and/or the town Code;

The proposed amendments are not in conflict with the Comprehensive Plan, and in fact resolves a current conflict in the LDO.

3. Whether there are changed conditions that require a text amendment;

The current conflict of two different types of uses in the LDO, neither of which are defined terms, create confusion around this type of development which the text amendment will resolve.

4. Whether the proposed amendment addresses a demonstrated need within the community;

The proposed text amendments would make the development of self-storage facilities a more predictable and uniform process for businesses, and the use regulations would more closely align with the particular impacts of this low-impact use.

5. Whether the proposed amendment is consistent with the purpose and intent of the zoning districts of the LDO, would improve compatibility among uses, ensure efficient development within the town, and addresses a standard that is inadequate for development in the LDO; and

The proposed text amendments would not change the zoning districts in which the self-storage facility use is currently permitted; rather, it resolves ambiguity and conflict in the LDO about the classification of the use and applicable use standards. It also clarifies the minimum amount of parking needed for this use and where required parking and loading areas may be located.

6. Whether the proposed amendment would negatively affect health, safety, and welfare of the town.

The proposed amendment will not negatively affect the health, safety, and welfare of the Town because it will help bring clarity and uniformity to the development of self-storage facilities.