

# UDO-CC11

## Request Summary

- Petitioner: Planning and Development Services staff
- Request: Amend sections 5 and 11 of the UDO to revise Use Standards for Storage Services, Retail.

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## Background

- Over the past few years, staff has seen an increase in requests for self-storage buildings, especially those that have internal access.
- Internal access facilities have become the dominant self-storage model in many communities, and many are located near neighborhoods.
- As part of its review of these facilities, the Planning Board has often recommended design modifications to help these projects better fit in with the character of surrounding neighborhoods.

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## Background

- The Planning Board asked staff to develop basic ordinance standards for storage facilities to:
  - better reflect expectations for such projects
  - reduce the negotiation required for individual projects
- Based on research and best practices, staff is proposing different standards for external access and internal access storage facilities.
- These amended standards will not affect existing Storage Services, Retail buildings, but will only apply to new development going forward.

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## External Access Standards

- Such units are accessed from the exterior via roll-up doors.
- Outdoor storage for property such as RVs and boats is allowed with these facilities, but must be screened in HB and GB zoning.
- Hazardous materials storage is prohibited.



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## Internal Access Standards

- These units are accessed from interior doors and corridors.
- Exterior storage is not allowed with this use.
- Specified siding materials like stone and brick, and architectural detailing are proposed.
- Windows/transparency are proposed along public-facing facades.
- Building facades must be articulated to avoid long, uninterrupted walls and to improve compatibility with neighborhoods.



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## Other Proposed Changes

- This amendment proposes allowing Internal Access storage in GO, LB, and MRB-S zoning, given its similar impacts to other uses allowed in these districts.
- Internal Access storage in the PB and LB districts would be allowed only with a Special Use Permit from the Elected Body, and a mix of nonresidential uses would be required along the street level right-of-way in this district.

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## Summary

- Staff believes the proposed revisions to Storage Services, Retail standards will provide clarity in the project review process and reduce the need for the design of such projects to be negotiated on an individual basis.
- Proposed standards for Internal Access buildings, including building materials requirements, will enhance the compatibility of these projects with surrounding businesses and neighborhoods.

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## Summary

- Staff presented this ordinance amendment at the June 10th Planning Board meeting.
- After the public hearing and initial discussion, the Board continued discussing this item at the June Work Session to consider alternative ordinance language related to the PB and LB districts.
- The Board recommended approval of UDO-CC11 with an 8-1 vote at their June 2021 Work Session.