

PROPOSED ZONING ORDINANCE TEXT AMENDMENT
TREATMENT OF SELF-STORAGE FACILITIES IN MXE ZONE

The applicant proposes to amend the zoning ordinance adopted on December 15, 2009, and with an effective date of March 16, 2009, as amended July 8, 2019 by TXT 2019-00253, by inserting and replacing the following text (underlining indicates text to be added; ~~strikethroughs~~ indicate text to be deleted; *** indicates text not affected by the proposed amendment). Further amendments may be made following citizen input, Planning Commission review and Mayor and Council review.

Amend Article 13, "Mixed-Use Zones" as follows:

25.13.03 – Land Use Tables

		Zones								Conditional requirements or related regulations
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-use Transition (MXT)	
j. Industrial and service uses	Warehouse, self-storage	N	N	C	C	N	N	N	N	In the MXE Zone, the use is only permitted on sites that are contiguous to a property that is zoned to accommodate heavy industrial uses.⁴ In the MXB and MXE zones, not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, must not adjoin or confront single-unit dwellings. <u>Conditional use subject to the requirements of Sec. 25.13.04.f.</u>

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~~4 if this condition is not met, see Section 25.08.05.d for non-conforming status~~

25.13.04. – Special Regulations for Conditional Uses

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f. Self-Storage Warehouse

1. A Self Storage warehouse is only permitted in the MXE zone on either:

(a) Sites that are contiguous to a property that is zoned to accommodate heavy industrial uses or

(b) Sites where the use is:

i. Operated in conjunction with a use that is a permitted principal use in the zone;

ii. Designed to provide only internal access to the self-storage units and

iii. Located in an existing office building.

2. If these conditions are not met, see Section 25.08.05.d for non-conforming status.

3. In the MXB and MXE zones, the use is not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, the use must not adjoin or confront single-unit dwellings.

Note, the following is the language of Section 25.08.05.d mentioned above. There are no suggested changes to this language proposed. It was incorporated into the ordinance in TXT2019-00253 which modified the MXE zones.

25.08.05 – Nonconforming Uses

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d. Self-storage warehouse use in the MXE Zone.

1.

a. Any self-storage warehouse use in the MXE Zone that exists or is subject to an

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approved or pending site plan application as of [the date of adoption] may continue as a conforming use for a period of ten (10) years from [the date of adoption].

b. Notwithstanding subsection 1.a., any such self-storage warehouse use in the MXE Zone may not be expanded, altered, or enlarged beyond the size and configuration of the original site plan approval.

2. After the period of ten (10) years from [date of adoption], all existing self-storage warehouse uses in the MXE Zone will be considered nonconforming uses.