

33.284 Self-Service Storage

284

Sections:

- 33.284.010 Purpose
- 33.284.020 Use Regulations
- 33.284.030 Development Standards
- 33.284.040 Design Review

33.284.010 Purpose

Self-Service Storage uses have some characteristics in common with both commercial use and industrial uses. This chapter provides regulations so that Self-Service Storage uses can be appropriately sited in either industrial zones or some commercial/mixed use zones, while maintaining the desired character and function of the specific zones. In general, Self-Service Storage uses are similar to other commercial uses in that they provide a service to residential and business uses. The character of their development is often more similar to industrial buildings. The supplemental use and design standards ensure that development of self-service storage facilities add to the vitality of commercial areas and transit-oriented locations.

33.284.020 Required Ground Floor Active Use

The following ground floor active use regulations apply outside of the Central City Plan District in the CM3, CE, CX, EG1, EG2 and EX zones on the following sites:

- A. When ground floor active use is required.** The ground floor active use standard applies when a Self-Service Storage use is located:
 - 1. Within 100 feet of a neighborhood corridor, civic corridor or streetcar line; or
 - 2. Within 100 feet of the longest street frontage on a site where any portion of the site is within 500 feet of a transit station.
- B. Ground floor active use standard.** At least 50 percent of the ground-level floor area located within 100 feet of the following must be in one or more of the ground floor active uses listed in Subsection C, where allowed by the base zone. Parking areas are not included in active floor area. Areas shared among the active uses listed below are included in active floor area. Areas shared by a use not listed below are not included in active floor area:
 - 1. A neighborhood corridor, civic corridor or streetcar line.; or
 - 2. The longest street frontage on a site where any portion of the site is within 500 feet of a transit station.
- C. Ground floor active uses:**
 - 1. Retail Sales and Service;
 - 2. Office;
 - 3. Vehicle Repair;
 - 4. Industrial Service;
 - 5. Manufacturing and Production;

6. Wholesale Sales;
7. Daycare;
8. Community Service;
9. Religious Institutions.

33.284.030 Development Standards

The development standards of the base zone apply unless the standard is superseded by regulations in this section.

- A. Purpose.** The special development standards in the C and EX zones are intended to allow self-service storage facilities to locate on certain sites in these zones where they can be close to the residential and business uses that they serve. At the same time, the development standards direct their location to sites that do not have major frontage on commercial streets. This prevents large sections of the commercial streets from being developed with uses that have extremely low activity levels that detract from the vitality and desired interaction among commercial uses in the area. This also allows them to locate on odd-shaped or infill sites that are difficult to develop for many commercial uses.
- B. Maximum site frontage.** In the C and EX zones, the maximum site frontage along a street is 100 feet. This limitation applies only to sites for the construction of new buildings that are 30 feet or less in height.
- C. Storage areas.** The maximum size of individual storage areas in C and EX zones is 500 square feet.
- D. Internal circulation.** The internal circulation between buildings must be wide enough so that there is a 12-foot wide travel lane for emergency vehicles to pass while tenant's vehicles are parked at their storage areas.
- E. Parking.** For parking requirements see Chapter 33.266, Parking and Loading.
- F. Ground floor active use standards.** The ground level floor area that must be in active use as required by 33.284.020 must meet the following standards:
 1. The distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
 2. The area must be at least 25 feet deep measured from the street-facing façade; and
 3. The area must have at least one main entrance that faces the street.

33.284.040 Design Review

- A. Purpose.** Design review is required for new buildings in the C and EX zones to ensure that the development has a high design quality appropriate to the desired character of the zone and to avoid the monotonous look of many industrial-style buildings.
- B. Design review required.** In the C and EX zones, all Self-Service Storage uses to be located in newly constructed buildings must be approved through Design review.

- C. Procedure.** Design review for Self-Service Storage uses is processed through a Type II procedure. However, uses that require design review because of an overlay zone or plan district are processed as provided for in those regulations.
- D. Design review approval criteria.** A design review application will be approved if the review body finds that the applicant has shown that the Community Design Guidelines have been met. If the site is within a design district, the guidelines for that district apply instead of the Community Design Guidelines. Design districts are shown on maps 420-1 through 420-3 and 420-5 through 420-6. Where two of the design districts shown on those maps overlap, both sets of guidelines apply.

(Amended by: Ord. No. 188177, effective 5/24/18. Amended by: Ord. No. 188958, effective 5/24/18.)

