

# MEMORANDUM

ADA COUNTY DEVELOPMENT SERVICES



---

**To:** Ada County Planning & Zoning Commission

**From:** Brent Danielson, Associate Planner

**Date:** February 28, 2014

**Re:** **Project #201301484 ZOA**

Commission,

Attached is the revised outdoor self-service storage facility ordinance that had been revised per the Commission's direction at the January 9, 2014 public hearing.

Section 8-2B-3:

Allowed Use	RUT	RUT Existing Cluster Lot	RSW	RSW Existing Cluster Lot	R1/R1M	R2	R4	R6	R8/R8M	R12	R20
<u>Storage Facility, Self Service - Outdoor (Only)</u>	<u>C</u>	=	=	=	=	=	=	=	=	=	=

**8-5-3-XXX: STORAGE FACILITY, SELF-SERVICE – OUTDOOR (ONLY):** 

A. A minimum property size of 5 acres shall be required for any proposed facility. Any eligible property shall be limited to an overall maximum site coverage of 20%, and no facility shall be greater than 15 acres in size.

B. The property shall have ~~frontage to an arterial street~~approved access from an improved public roadway with a classification of minor arterial or higher for the use.

C. The distance between vehicles, including RV's and trailers shall be a minimum of ten feet (10') side to side, while maintaining a minimum of twenty feet (20') access aisle on at least one (1) end or as approved by the local fire authority. The distance between parking rows shall be a minimum of twenty feet (20') of travel lane for emergency vehicle access or as approved by the local fire authority. Each space shall have access from an access aisle that is a minimum of twenty feet (20').

D. The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from the public right of way, and comply with ~~chapter 4, article F of this title~~section 8-4F of this chapter. For the purpose of perimeter landscaping and screening, property lines, as described in section 8-4F-6, shall refer to the specific facility boundaries.

E. No boundary of the facility shall be located within one hundred feet (100') of a residential property line, with the exception of a boundary adjacent to a public roadway.

F. Stored vehicles, including RV's and trailers shall not be used as dwellings or as a commercial or industrial place of business. The manufacture or sale of any item from or at a self-service storage facility is specifically prohibited.

G. Storage of any hazardous materials as defined by title 40 code of federal regulations part 261, or subsequent amendments thereto, shall be prohibited. ~~(Ord. 389, 6-14-2000)~~

H. Minimum design standards for the facility shall include the following:

1. The storage facility shall be screened year round and comply with chapter 4, article F of this title. This article provides for the minimum required screening. The Commission may require additional or modified screening and/or buffering in order to prevent or enhance the blocking of views of existing adjacent residences and to maintain the rural and residential character of the RUT District.
2. Access locations into the facility shall be approved by the applicable transportation jurisdiction.
3. All parking, storage and drive aisles within the facility shall be improved with a compacted gravel base, not less than four inches (4") thick, surfaced with asphaltic concrete or some comparable all

*weather dustless material.*

*4. All storage stalls shall be clearly defined on site plan. The facility shall designate and maintain storage stall locations on-site at all times.*

*5. Outdoor storage areas shall further comply with the requirements for Outdoor Storage, as set forth in Section 8-5-3-78.*

*I. The site shall not be used as a "junkyard" or "automobile wrecking yard" as herein defined.*

*J. The storage of any items and materials not contained within a vehicle, RV or trailer is prohibited.*

*K. Maintenance of vehicles or machinery on the property is prohibited.*

*L. Use of the property shall comply with title 5, chapter 13, "Noise", of this code.*

*M. Unless otherwise approved or restricted through the conditional use, hours of operation shall be limited between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M. Facilities abutting residential uses (Figure 5 of Section 8-1A-2) shall be limited to the hours of eight o'clock (8:00) A.M. and eight o'clock (8:00) P.M.*

*N. Prohibited Locations: Vehicles shall not be stored within the required yards.*

*O. Use Of Site: The site shall not be used as a "contractor's yard" as herein defined unless such use has been approved.*

*P. Compliance: The use shall comply with the flood hazard overlay district as set forth in chapter 3, article F of this title.*

*Q. For the duration of the approval, the use shall be subject to zoning inspection upon advanced notice and request by the Ada County development services department. If a permit holder refuses to allow inspection of the premises by the development service department, the approved zoning certificate or conditional use permit may be revoked.*

*R. An on-site office within the confines of the storage facility is prohibited. If the facility owner has a dwelling located on the remaining property, and if that dwelling will be used by the owner to administer the facility, or if the owner intends to administer the facility from an off-site dwelling, then the owner shall obtain a Home Occupation Permit and comply with the requirements of section 8-5-3-54.*

*S. Additional Standards:*

*1. The following shall be considered as part of the review of an application:*

*a. The proximity of existing dwellings;*

*b. The number of stored vehicles;*

*c. The hours of operation;*

*d. Dust;*

*e. Noise;*

*f. Traffic and Circulation;*

*g. Landscaping and screening;*

*h. Other.*

*2. The duration of a conditional use permit for an Outdoor Storage Facility shall be limited. The conditional use permit shall expire five (5) years following the approval date, or upon annexation of the subject property into a city, whichever occurs first. If the applicant wishes to continue the use beyond the five (5) year period, a new conditional use permit shall be submitted prior to expiration of the original conditional use permit and approved by the Commission. Upon expiration of the conditional use permit, all vehicles shall be removed within thirty (30) days from the subject property.*