

18.43.150 Self-Storage Warehouses

All self-storage warehouses (mini warehouses) in the "General Commercial" and "Heavy Commercial" Districts shall comply with the property development standards for the district in which they are to be located and with the standards listed below. Such facilities in an "Industrial" District need only comply with the regulations of that district. Where there is a conflict between the provisions of this section and the base district regulations, the more stringent shall apply. The provisions of this section shall apply to all new self-storage warehouse uses and to any new construction of facilities to expand an existing facility.

MINIMUM DEVELOPMENT STANDARDS

- A. **Business Activity.** No retail, repair, or other commercial use shall be conducted out of the individual rental storage units.
- B. **Enclosure.** Outside storage is prohibited. No boats, trailers, and/or other vehicles shall be parked or otherwise stored outside the storage units except in areas approved for such uses.
- C. **Hazardous Materials.** The facility management shall inform all tenants of the restrictions and requirements as part of the rental registration process and written rental agreement. This includes, but is not limited to, conditions restricting storage of hazardous materials, limitations on the use of the storage units, and restriction on vehicle maneuvering. The restrictions shall also be posted at a conspicuous location within the front of each rental unit
- D. **Building Setbacks.** Warehouse buildings shall be set back a minimum of twenty feet (20') from any public street. The setback area shall be landscaped in accordance with Chapter 18.47, Landscape Standards. Developments abutting a residential district shall meet the buffer yard requirements of Section 18.40.020.
- E. **Wall Treatments and Design.** Where exterior walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or similar material. The walls shall include architectural relief through variations in height, the use of architectural "caps," attractive posts, or similar measures. A gate(s) shall be decorative iron or similar material. Chain link or wood is not appropriate.
- F. **Building Design and Materials.** The following requirements apply to building elements that are visible from a public street (including State highways) or an "R" district:
 - 1. **Building Walls.** Building walls shall be constructed of tinted or split face block, stucco, or similar nonmetal material. A change in wall plane of at least twelve inches (12") shall be used at least every sixty feet (60') in horizontal building length.
 - 2. **Roofs.** Building roofs shall have a minimum pitch of four (4) to twelve (12). Metal roofs shall have a flat finish to reduce reflective glare. A change in roof plane of at least twelve inches (12") shall be used at least every sixty feet (60').
- G. **Additional Criteria.** Where this code requires a site development permit or a use permit, the Planning Commission may apply additional conditions on the project as set forth in Chapter 18.13, Site Development Permits.