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Special Conditions Applicable to Certain Uses Zoning-self storage units

City of Tontitown

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SPECIAL CONDITIONS APPLICABLE TO CERTAIN USES

§ 153.173 SELF STORAGE UNITS.

i. Residential (mini) Self-Storage Units

- (1) The following are prohibited uses of self-storage facilities or areas:
 - (a) Storage of flammable or hazardous chemicals, petroleum products, or explosives;
 - (b) No retail sales, commercial, wholesale, miscellaneous, or garage sales shall take place from individual units or other areas within the area surrounding the individual units with the exception of the commercial frontage or office buildings onsite;
 - (c) The servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment; The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment by the renters of the units and/or renters of any outdoor storage space.
 - (d) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- (2) No individual storage unit may be used for the purposes of operating a business except for the purpose of providing storage for a business that is located off-site.
- (3) Any outside storage including boats, trailers, equipment, vehicles and/or vehicles/equipment for rental use shall be screened and shielded from view (in all seasons) of adjacent property or a public right -of-way.
- (4) Self-storage uses located within or adjacent to any district other than Eu-L (Exclusive Use Landfill) I (Industrial) or LI (Light Industrial) shall provide the following:
 - (a) A minimum eight (8) foot tall masonry wall or other opaque decorative fence (as approved by the City) on the sides and rear of the property.
 - (b) The frontage of the property shall not contain any visible exterior roll up doors. Along with driveways and parking areas, the frontage of the property shall consist of one or a mixture of the following structure types:
 - (1) the facility office, manager's residence, retail or other mixed use type buildings (as allowable within the zoning category where the development is located)
 - (2) storage buildings with facades mimicking standard commercial/office development
 - (3) Any portion of the frontage not containing buildings or entrance gates must be completely screened from the ROW by a six foot (6') tall minimum height masonry wall/decorative fencing facing the street.

- (4) Entrance gates may not be chain link. The gates shall be an opaque material such as wood, decorative metal, or other material.
 - a. Decorative non-opaque gates such as wrought iron or other similar type gates may be acceptable at the discretion of the Planning Board.
- (c) All lighting shall not exceed twenty (20) feet in height and be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent residential district or use.
- (5) Self-storage units located adjacent to a A, RE, R-1, R-2, R3-L, R-3, R-4 district or existing single family detached or duplex residential use shall provide the following (in addition to all above requirements in this section):
 - (a) An undisturbed vegetative buffer of at least fifteen (15) feet in width adjacent to those areas bordering the residential district or use. Where such buffer does not have dense pre-existing vegetation at least eight (8) feet in height, one (1) tree for each thirty (30) linear feet and one (1) shrub for each five (5) linear feet shall be planted and maintained within the buffer. Fast growing species that provide dense evergreen foliage shall be used to meet these requirements and shall be subject to the approval of the Planning Official.

153.083 COMMERCIAL AND INDUSTRIAL USES AND EXCLUSIVE USE-LANDFILL USES PERMITTED.

(A) Use permitted in the foregoing districts are set forth in the following table. Where the letter "P" appears opposite a listed use and underneath a district, the use is permitted in that district "by right" subject to:

- (1) Providing off-street parking and loading facilities as required by § [153.210](#);
- (2) Providing landscaping and screening as required by § [153.210](#); and
- (3) Conformance with special conditions applying to certain uses as set forth in § [153.160](#) et seq. Commercial uses must be screened from more restrictive uses.

(B) Where the letter "C" appears instead of "P", the use is permitted subject to acquiring a conditional use permit as set forth in §§ [153.120](#) et seq. Where neither "P" nor "C" appears within the table, and "NP" appears, the use is not permitted.

(C) *Uses not listed.* When a use is proposed that is not listed in this chapter, the Building Official shall recommend the appropriate districts based on land uses that are similar in size, bulk, and traffic generation. If the applicant does not agree with this interpretation, he or she may appeal the interpretation to the Board of Zoning Adjustment.

Zoning Districts	C-1	C-2	I	EU-L
Residential uses				
Single-family detached	C	C	C	NP
Duplex, triplex, 4-plex	C	C	C	NP
Loft apartment	C	C	C	NP
Multi-family	C	C	C	NP
Civic and commercial uses				
Airport or airstrip	NP	NP	C	NP
Animal care, general	C	P	C	NP
Animal care, limited	P	P	NP	NP
Auditorium or stadium	NP	C	C	NP
Automated teller machine	P	P	P	NP
Bank or financial institution	P	P	P	NP
Bed and breakfast	P	P	NP	NP
Car wash	C	P	P	NP
Cemetery	P	P	P	NP
Church	P	P	P	NP
College or university	P	P	P	NP
Communication tower	C	C	P	P
Construction sales and service	NP	P	P	NP
Convenience store	P	P	C	NP
Day care, limited (family home)	P	P	C	NP
Day care, general	P	P	C	NP
Entertainment, adult	NP	C	C	NP

Zoning Districts	C-1	C-2	I	EU-L
Funeral home	C	P	NP	NP
Golf course	P	P	NP	C
Government service	P	P	P	P
Hospital	P	P	NP	NP
Hotel or motel	NP	P	NP	NP
Library	P	P	P	NP
Medical service/office	P	P	P	NP
Museum	P	P	C	NP
Nursing home	P	P	NP	NP
Office, general	P	P	C	NP
Parking lot, commercial	NP	P	C	C
Parks and recreation	P	P	C	P
Pawn shops	NP	P	C	NP
Post office	C	P	C	NP
Recreation/entertainment, indoor	C	P	C	NP
Recreation/entertainment, outdoor	C	P	C	C
Restaurant, fast food	C	P	P	NP
Restaurant, general	P	P	P	NP
Retail/service	C	P	C	NP
Safety services	P	P	P	NP
School, elementary/middle and high	P	P	P	NP
Service station	C	P	P	P
Signs	*	*	*	*

Zoning Districts	C-1	C-2	I	EU-L
* The placements of all signs shall be in accordance with city code.				
Utility, major	C	C	C	C
Utility, minor	P	P	P	P
Vehicle and equipment sales	NP	P	P	NP
Vehicle repair, general	NP	P	P	NP
Vehicle repair, limited	C	P	P	NP
Vocational school	C	P	P	NP
Warehouse, residential (mini) storage	NP	CP	P	NP
Industrial, manufacturing and extractive uses				
Asphalt or concrete plant	NP	NP	C	NP
Auto wrecking or salvage yard	NP	NP	C	NP
Basic industry	NP	NP	P	NP
Freight terminal	NP	C	P	NP
Manufacturing, general	NP	NP	P	NP
Manufacturing, limited	NP	NP	P	NP
Mining or quarrying	NP	NP	C	NP
Soil borrowing	NP	NP	C	P
Research services	C	C	P	C
Warehousing	NP	NP	P	NP
Welding or machine shop	NP	C	P	NP
Agricultural uses				
Agriculture, animal	NP	C	P	P
Agriculture, crop	P	P	P	P

Zoning Districts	C-1	C-2	I	EU-L
Agriculture, farmers' market	C	P	P	NP
Agriculture, product sales	NP	C	P	NP
Animal, farm	NP	NP	NP	P
Chicken, hobby	NP	NP	NP	NP
Exclusive uses				
Sanitary landfill	NP	NP	NP	P

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