

COUNCIL ACTION FORM

REQUEST: ZONING TEXT AMENDMENT TO AMEND THE BUILDING HEIGHT/SETBACK FOR INTERIOR CLIMATE CONTROLLED MINI-STORAGE FACILITIES ADJACENT TO RESIDENTIAL USES IN HOC ZONING

BACKGROUND:

The City has extensive requirements for mini-storage warehouse facilities when located in the Highway Oriented Commercial (HOC) zoning district. These standards include review by the Zoning Board of Adjustment for a Special Use Permit and design standards for building orientation, size, height, roof style, and site landscaping. The combined set of regulations are in place to ensure that commercial areas are used primarily for trade uses and that storage uses (classified as an industrial use) are designed and operated in a manner that is compatible with surrounding commercial uses and residential uses. **The proposed text amendment applies only to Interior Climate Controlled Mini-storage facilities and their allowed height in relation to residential sites.** (Attachment 1: Section 29.1308(8)).

At the request of OnPoint Development, City Council initiated a text amendment to consider revising the building height requirements to facilitate remodeling of an existing building into a two-story internally accessed mini-storage warehouse facility. The applicant seeks relief from the maximum one-story height requirement when adjacent to residentially zoned land. Specifically, there is a one-story height limit adjacent to residential sites and three stories for all other areas. **The proposed change would define adjacent as within 50 feet for residentially zoned property, thereby allowing structures greater than 50 feet from the property line to exceed one story. No part of a multi-story structure would be permitted within 50 feet of a residential property line.**

Changing the standard to create a defined setback requirement will provide a clear requirement and not leave the term “adjacent” open to interpretation. For reference purposes, the standard setbacks in HOC zoning districts is 20 feet when abutting residentially zoned properties. The minimum lot frontage width in HOC is 50 feet. A required distance of 50 feet for facilities with more than one-story meets the applicant’s interest to allow for consideration of a two-story facility within the current building and is reasonable if applied to other residentially adjacent HOC sites, of which there are a few within the City.

PLANNING AND ZONING COMMISSION:

At the September 5, 2018 meeting with a vote of 6-0, the Planning and Zoning Commission recommended that the City Council approve a text amendment

regarding a 50-foot setback for multi-story interior climate controlled mini-storage facilities adjacent to a residential site. No one from the public spoke on this item.

ALTERNATIVES:

1. The City Council can approve on first reading a text amendment to allow a 50-foot setback for multi-story interior climate controlled mini-storage facilities adjacent to a residentially zoned sites per the attached draft ordinance.
2. The City Council can deny the proposed text amendment.
4. The City Council can refer this issue back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

This amendment, although proposed in response to one particular property, would apply to any climate controlled mini-storage warehouse facility in an HOC zone throughout the City. Staff supports a revision to the text for interior climate controlled mini-storage facilities related to building height in the HOC zone to clarify the minimum setback expectation. Even with approval of the amendment, each individual project will be subject to Zoning Board of Adjustment review and approval of Special Use Permit.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

Attachment 1: Existing Section 29.1308(8): Interior Climate Controlled Mini-Storage Warehouse Facilities

(8) **Interior Climate Controlled Mini-storage Facilities.** Interior climate controlled mini-storage facilities are mini-warehouse buildings where storage is primarily accessed from the interior of the building. Such facilities shall meet all regulations of this Section 29.1308 with the following exceptions:

(a) Interior climate controlled mini-storage facilities may exceed the sixty feet (60') maximum building length at the perimeter.

(b) Exterior garages and/or bays may be located on interior climate controlled mini-storage facilities, but shall not be located on a building that is adjacent to and facing the site perimeter.

(c) Interior climate controlled mini-storage facilities shall be exempt from roof design requirements. Flat roofs may be permitted. All sloped roofs shall incorporate a high quality surface such as architectural shingles, standing seam metal or tile.

(d) No building shall exceed three stories in height. Buildings adjacent to a residential zoned property shall not exceed one story.

(e) Facilities with no exterior accessed storage units shall be exempted from the specific requirements of Landscaping and Screening and Fencing requirements of this section 29.1308. Each project shall incorporate perimeter landscaping in addition to other landscape requirements to enhance visual interest and compatibility with surrounding land uses and development where a total visual screen may not be necessary. Landscaping and fencing needs shall be reviewed as part of the Special Use Permit review for each site.

Attachment 2: Proposed Section 29.1308(8): Interior Climate Controlled Mini-Storage Warehouse Facilities

(8) **Interior Climate Controlled Mini-storage Facilities.** Interior climate controlled mini-storage facilities are mini-warehouse buildings where storage is primarily accessed from the interior of the building. Such facilities shall meet all regulations of this Section 29.1308 with the following exceptions:

i. Interior climate controlled mini-storage facilities may exceed the sixty feet (60') maximum building length at the perimeter.

ii. Exterior garages and/or bays may be located on interior climate controlled mini-storage facilities, but shall not be located on a building that is adjacent to and facing the site perimeter.

iii. Interior climate controlled mini-storage facilities shall be exempt from roof design requirements. Flat roofs may be permitted. All sloped roofs shall incorporate a high quality surface such as architectural shingles, standing seam metal or tile.

iv. **No building shall exceed three stories in height.**

v. **Buildings taller than one-story must be setback 50 feet from residentially zoned property.**

vi. Facilities with no exterior accessed storage units shall be exempted from the specific requirements of Landscaping and Screening and Fencing requirements of this section 29.1308. Each project shall incorporate perimeter landscaping in addition to other landscape requirements to enhance visual interest and compatibility with surrounding land uses and development where a total visual screen may not be necessary. Landscaping and fencing needs shall be reviewed as part of the Special Use Permit review for each site.

ORDINANCE NO. ____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.1308(8) AND ENACTING A NEW SECTION 29.1308(8) THEREOF, FOR THE PURPOSE OF AMENDING THE BUILDING HEIGHT SETBACK FOR INTERIOR CLIMATE CONTROLLED MINI-STORAGE FACILITIES REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1308(8) and enacting a new Section 29.1308(8) as follows:

“Sec. 29.1308. MINI-STORAGE WAREHOUSE FACILITIES.

...

(8) **Interior Climate Controlled Mini-storage Facilities.** Interior climate controlled mini-storage facilities are mini-warehouse buildings where storage is primarily accessed from the interior of the building. Such facilities shall meet all regulations of Section 29.1308 with the following exceptions:

(a) Interior climate controlled mini-storage facilities may exceed the sixty feet (60') maximum building length at the perimeter.

(b) Exterior garages and/or bays may be located on interior climate controlled mini-storage facilities, but shall not be located on a building that is adjacent to and facing the site perimeter.

(c) Interior climate controlled mini-storage facilities shall be exempt from roof design requirements. Flat roofs may be permitted. All sloped roofs shall incorporate a high quality surface such as architectural shingles, standing seam metal or tile.

(d) No building shall exceed three stories in height.

(e) Buildings taller than one story must be set back fifty feet (50') from residentially zoned property.

(f) Facilities with no exterior accessed storage units shall be exempted from the specific requirements of Landscaping and Screening and Fencing requirements of Section 29.1308. Each project shall incorporate perimeter landscaping in addition to other landscape requirements to enhance visual interest and compatibility with surrounding land uses and development where a total visual screen may not be necessary. Landscaping and fencing needs shall be reviewed as part of the Special Use Permit review for each site.”

...

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

John A. Haila, Mayor