

LEGISTAR 44740 – Substitute Body

DRAFTER'S ANALYSIS: This ordinance will allow for the installation of storage lockers that may be used by individuals to store personal belongings. This will be a permitted use in all mixed-use and commercial districts, all employment districts, and the Downtown Core (DC), Urban Office Residential (UOR), and Urban Mixed Use (UMX) districts. This ordinance also creates supplemental regulations that will apply to each use, including that the use must be operated by a religious or non-profit institution, the operator must submit a management plan that includes, in part, that the operator may terminate the use of a locker at any time and for any reason, and that the area surrounding the storage lockers must be well lit and include sufficient trash receptacles that are emptied regularly. Finally, this ordinance creates Section 9.26, MGO, requiring that any owner or operator obtain a license before operating a personal storage locker structure. This license may be revoked if there are three (3) or more violations of this or any ordinance in Chapter 28 within any (12) month period. A substitute was necessary in order to create Section 9.26, MGO.

The Common Council of the City of Madison do hereby ordain as follows:

1. Section 28.211 entitled "Definitions" of the Madison General Ordinances is amended by creating therein the following:

"Storage Locker (Personal) – A structure operated by a religious institution or nonprofit organization that provides space for individuals to store personal belongings."

2. Section 28.151 entitled "Applicability" of the Madison General Ordinances is amended by creating therein the following:

"Storage Locker (Personal).

- (a) The use shall be operated by a religious institution or non-profit organization.
- (b) An appropriate transition between the use and adjacent property may be required, using landscaping, screening and other site improvements consistent with the character of the neighborhood.
- (c) Storage lockers shall be placed no closer than five (5) feet to any right-of-way.
- (d) No more than ten (10) individual storage lockers may be grouped together on any single zoning lot.
- (e) Storage lockers shall be modular, weatherproof, oriented vertically, shall not exceed 11.25 cubic feet per unit or 112.5 total cubic feet per grouping, and shall be approved for use by the Director of Building Inspection or designee.
- (f) If the operator is not the owner of the property where the storage lockers will be maintained, then the operator shall provide the Zoning Administrator with a copy of the agreement between the operator and the owner of the property which gives the operator permission to install and operate the lockers on the owner's property.
- (g) The operator shall provide the Zoning Administrator with a management plan for the storage locker(s). Management plans shall include:
 - 1. The identity and twenty-four (24)-hour contact information for the owner of the property and, if different from the owner of the property, the operator of the storage locker(s);
 - 2. A site plan;
 - 3. A photograph or drawing showing locker design and size;
 - 4. An explanation of the process used to register users;
 - 5. A copy of the standard use agreement entered into between the owner/operator and the storage locker user;
 - 6. A list of rules and regulations governing locker use;
 - 7. A detailed explanation that the operator may terminate the use of the locker at any time.
 - 8. A maintenance plan.

- (h) The area surrounding the storage locker(s) shall be well lit at all times and include sufficient waste receptacles that are emptied regularly.
- (i) Lockers shall not be used to store perishable items, illegal items, or flammable substances.
- (j) Storage locker(s) may not be located on a lot that contains a residential building.
- (k) The owner or operator must obtain a license under Sec. 9.26, MGO.
- (l) Any other requirements of this ordinance applicable to principle uses shall not apply to the installation and maintenance of storage lockers."

3. Table 28D-2 of Section 28.061 entitled "Mixed-Use and Commercial Districts Uses" of the Madison General Ordinances is amended by amending and creating therein the following:

"Mixed-Use and Commercial Districts							
	LMX	NMX	TSS	MXC	CC-T	CC	Supplemental Regulations
Retail Sales and Services							
<u>Storage locker (personal)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>

Parking, Storage and Display Facilities							
<u>Storage locker (personal)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u> "

4. The Table 28E-2 of Subsection (1) of Section 28.072 entitled "Downtown District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Downtown and Urban Districts						
	DC	UOR	UMX	DR1	DR2	Supplemental Regulations
Retail Sales and Services						
<u>Storage locker (personal)</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>Y</u>

Parking, Storage and Display Facilities						
<u>Storage locker (personal)</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>Y</u>

5. Table 28F-1 of Subsection (1) of Section 28.082 entitled "Employment District Uses" of the Madison General Ordinances is amended by amending therein the following:

"Employment Districts

	TE	SE	SEC	EC	IL	IG	Supplemental Regulations
Retail Sales and Services							
<u>Storage locker (personal)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>

Parking, Storage and Display Facilities							
<u>Storage locker (personal)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Y</u>

6. The Table 28I-1 of Subsection (1) entitled “Permitted Setback Encroachments” of Section 28.132 entitled “Encroachments Into Setback Areas” of the Madison General Ordinances is amended by creating therein the following:

“Table 28I-1.

Structure or Feature	Front Yard Setback	Side Yard Setback	Rear Yard Setback
<u>Storage locker (personal)</u>	<u>✓</u>	<u>✓</u>	<u>✓”</u>

7. Subdivision (i) of Subsection (3) of Section 28.006 entitled “Scope of Regulations” of the Madison General Ordinances is created to read as follows:

“(i) Storage locker (personal).”

8. Section 9.26 entitled “Operation of Personal Storage Lockers” of the Madison General Ordinances is created to read as follows:

“9.26 OPERATION OF PERSONAL STORAGE LOCKERS.

Any person who owns or operates personal storage lockers in the City of Madison shall obtain an annual license prior to January 1 of each year, or within 30 (thirty) days of operating the personal storage lockers. The license year commences on January 1 and ends on the following December 31.

Application shall be made to the City Treasurer and the fee for the license shall be ten dollars (\$10.00).

The Treasurer or other authorized individual shall collect the fee and shall assess and collect a late fee of five dollars (\$5.00) from every owner or operator of personal storage lockers, if the owner or operator fails to obtain a license prior to April 1 of each year, or fails to obtain a license within 30 (thirty) days of operating personal storage lockers. All late fees received or collected shall be paid into the local Treasury.

The Zoning Administrator may revoke a license if there are three (3) or more violations of this or any ordinance in Chapter 28, MGO, regulating the operation of personal storage lockers, within any twelve (12) month period.”