



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendments

Legistar File ID #: [52858](#)

Prepared By: Planning and Zoning Staff

The following is a summary of the proposed zoning text amendment for Plan Commission consideration.

[52858](#) – Changes to the Zoning Districts and Specifications for Personal Storage Units

The zoning code currently allows personal storage units as conditional uses in the following four zoning districts: Traditional Employment (TE), Suburban Employment (SE), Industrial–Limited (IL), and Industrial–General (IG). Currently, there are no supplemental regulations regarding the size or height of these buildings. This amendment would remove this use from the list of allowable uses in the TE and SE District, limiting it only to the IL and IG Districts, where it would still be allowed as a conditional use (see map on opposite page for reference). Meanwhile, it would add a new supplemental regulation to require that any building containing personal storage units must be at least two stories in height.

As with all zoning text amendments, properties in the City with existing personal storage units at the time of this ordinance change, the use would become an existing non-conforming use, and would be allowed to continue until such time as redevelopment of the property occurs or the buildings cease to be utilized for personal storage for a period of twelve months.

Strategy 2 in the Economy and Opportunity Chapter of the Comprehensive Plan states that the City should, *“Ensure an adequate supply of sites for a wide variety of employers to operate and grow.”* The rationale for the removal of the use from the Traditional and Suburban Employment Districts stems from the recognition that personal storage is a relatively inefficient use of land involving relatively small investment, supporting very few on-site jobs, and resulting in lower values than can otherwise be supported in areas identified and zoned for more intensive and transit-supportive employment uses. Areas planned and zoned for employment and compatible uses should remain viable to support employment retention and growth throughout the City. Consistent with Strategy 2 above, this ordinance amendment would not only remove personal storage as an allowable use in certain employment districts more appropriate for buildings supporting a higher density of jobs. Also, it would ensure that where allowed in Industrial Districts, any newly established personal storage building(s) will necessitate a more efficient use of land by requiring that the use be part of a multi-story building.

Staff supports this amendment and acknowledges this change would represent significant change in regards to siting and design of this use. A map has been provided in the packets showing the Zoning Districts impacted by this change.

Zoning District



IL Industrial-Limited



IG Industrial-General



SE Suburban Employment



TE Traditional Employment

