

Discuss Planning Commission Recommendation on Ordinance 765: Regulation of Self-Storage Facilities

November 28, 2016



Reasons the Moratorium was enacted

- Code does not clearly address where self service storage facilities are permitted.
- Use Tables need to be updated to reflect adopted plans, goals & policies.
- A recent dramatic increase related to development of self-service storage facilities.
- Moratorium expires 2/8/17

Self-Service Storage Facilities

- Existing facilities
 - ❖ 4 established 1978-1989 under King County
 - ❖ 1 constructed in 2004
- Permit vested facilities
 - 2 prior to the moratorium
- Proposed facilities
 - 6 prior to the moratorium (not vested)

Issues w/ Self-Storage

- Design – blank walls, sprawling, auto centric, unattractive materials, incompatible colors, outside storage
- Limited # of commercial properties to meet the City's needs and vision

Where should Self Storage be permitted?

Recommended zones	Not recommended zones
Mixed Business – MB	Town Center – TC 1, 2, 3 & 4
Mixed Use Residential 45' & 70'*	Neighborhood Business - NB
Community Business (Ballinger & Bothell Way only) – CB	Community Business (all other)
	Campus
	All Residential zones including Mixed Use Residential 35'
* Already permitted as an accessory use w/ a Conditional Use permit	

Location Restrictions for Self-Storage Facilities

- Not permitted in Aurora Square CRA
- Not permitted on arterial corners

Restrictions on Use of Self-Storage Facilities

- No manufacturing
- No garage or estate sales
- No flammables, hazardous materials, perishables or keeping of animals
- No outdoor storage

Old Building Styles



Addressing Design Concerns w/ Regulation

Design Concern	Regulatory Solution
Single level sprawling development	Require multi story building
Outdoor storage- boats, rvs, pods, etc.	Prohibit outdoor storage
Multiple garage doors visible to public	Require internal access
Large blank walls: prefabricated warehouses; big boxy buildings	Require glazing on all floors; wall length maximums; façade & roofline variation
Materials & colors used are not complimentary	Require specific materials & muted tones; regulate fencing

Proposed Storage: 19th Ave NE



Self Storage Examples



Self Storage Examples



Self Storage Examples



Self Storage Examples



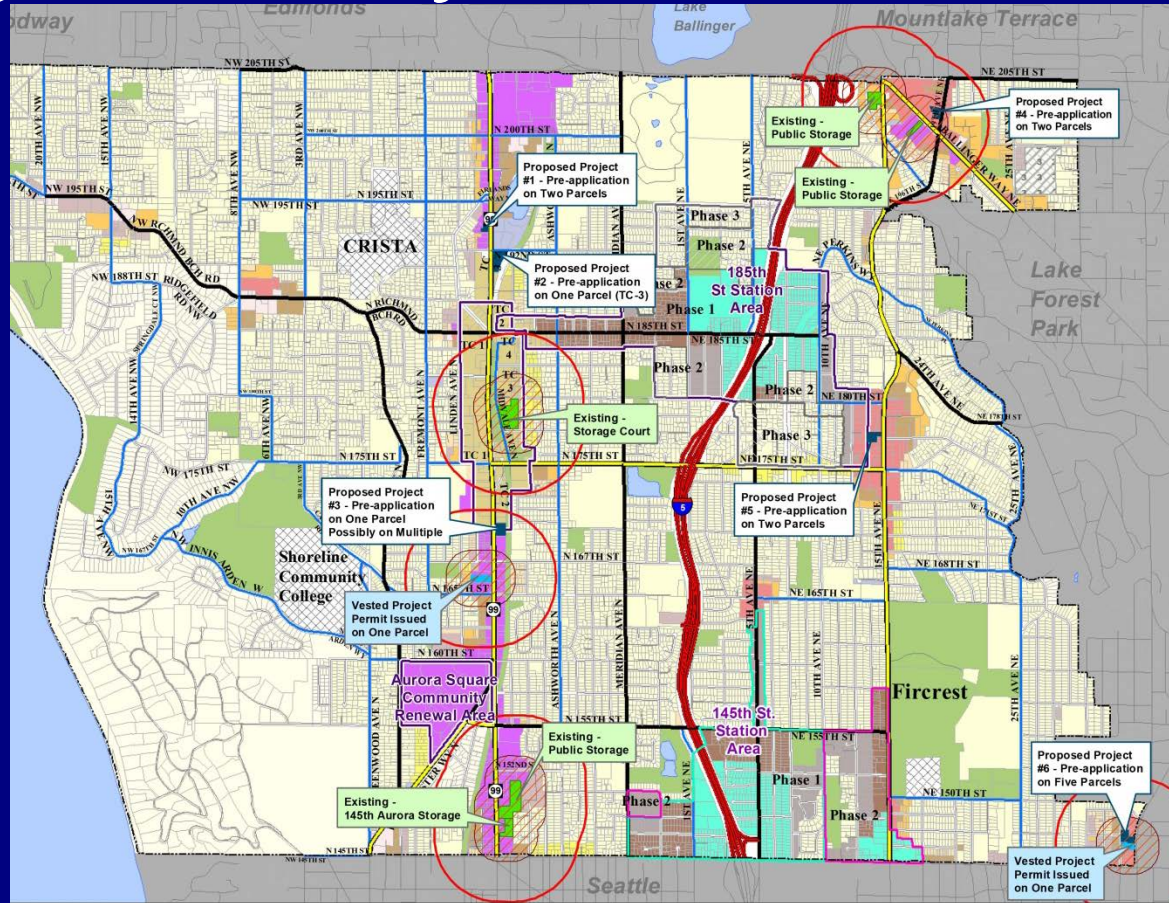
Planning Commission

Recommends:

Approval of draft Ordinance No. 765 to
establish new regulations for Self-Storage
Facilities



Storage Facility Locations & Radii



end



Limited Commercial Area: Require Ground Floor Retail/Services

Pros	Cons
Activates street level use of the site	Not all sites in MB & CB may be suited for active retail/services
Creates jobs	Retail/service space may not be rented
Provides goods & services	Vehicular conflicts between self storage users (moving trucks) & retail/service customers