

ORDINANCE NO: 2203

INTRODUCED BY:

AN ORDINANCE ENACTING NEW SECTION 21-5225 OF THE LAND DEVELOPMENT CODE ALLOWING AND REGULATING COMMERCIAL INDOOR SELF-STORAGE FACILITIES, AMENDING SECTION 21-11200 TO ADD THE DEFINITION OF COMMERCIAL INDOOR SELF STORAGE, AND AMENDING TABLE V – 1 – LAND USE TABLE TO INCLUDE COMMERCIAL INDOOR SELF STORAGE

WHEREAS, the City Council of the City of Commerce City adopted the Land Development Code, effective March 1, 2009, by Ordinance 1720, which has been amended from time to time;

WHEREAS, ongoing development and changing market conditions within the City have identified a need to enact new provisions allowing for and regulating commercial indoor self-storage facilities;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

SECTION 1. A new Section 21-5225 of the Land Development Code to be entitled “Commercial Indoor Self Storage Facilities” is enacted in the Land Development Code as set forth in Exhibit A, which is attached and incorporated by reference.

SECTION 2. Table V-1 of the Land Development Code is hereby amended as set forth in Exhibit B, which is attached and incorporated by reference.

SECTION 3. Section 21-11200 of the Land Development Code is hereby amended as set forth in Exhibit C, which is attached and incorporated by reference

SECTION 4. This ordinance is necessary and appropriate to protect the public health, safety, and welfare and in the general public interest.

SECTION 5. Except as specifically modified herein, the provisions of the Land Development Code shall remain unchanged and in full force and effect.

SECTION 6. This ordinance shall become effective as provided by the Charter of the City of Commerce City.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS ____ DAY OF _____, 2019.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS ____ DAY OF _____, 2019.

CITY OF COMMERCE CITY, COLORADO

Sean Ford, Mayor

ATTEST:

Laura J. Bauer, MMC, City Clerk

EXHIBIT A TO ORDINANCE 2203

(Underlined text indicates new material; strikethrough text indicates deletions.)

A new Section 21-5225 is enacted in the Land Development Code as follows:

Sec. 21-5225. Commercial Indoor Self Storage Facilities.

- (1) Zoning: Commercial indoor self-storage facilities in accordance with these use and design standards shall be allowed by right in the C-3, I-1, I-2, and I-3 zone districts. Commercial indoor self-storage facilities must meet the following requirements and standards.
- (2) Use Standards: These use standards shall apply to commercial indoor self-storage facilities located in the applicable and allowed zone districts:
 - (a) Storage units shall only be used for the storage of goods and/or property.
 - (b) Storage units shall not be used for activities of any kind, including but not limited to:
 - i. Residences, offices, workshops, studios, hobby, meetings, gathering spaces, or rehearsal areas;
 - ii. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances, or other electrical equipment, or any other industrial activity;
 - iii. Conducting retail sales of any kind including garage or estate sales or auctions or to conduct any other commercial activity;
 - iv. Storage of flammable, perishable, or hazardous materials or the keeping of animals.
 - (c) Accessory retail uses such as general retail storefronts, or the sale of boxes or packing materials are encouraged and allowed only if they are otherwise permitted in the zone in which the facility is located, and meet all applicable use and development standards.
 - (d) Outdoor storage is prohibited, including outdoor storage of boats, RVs, vehicles, and storage in outdoor storage pods, shipping containers, or similar.
 - (e) A night watchman, resident caretaker, or 24-hour security guard is allowed but not required.
 - (f) Hours of operation shall be limited to the hours from 6 am to 10 pm. Business activities and tenant access to storage units shall not be permitted from 10 pm to 6 am.
 - (g) All facilities shall be climate controlled, whereby both temperature and humidity are regulated.
- (3) Location Restriction: No new commercial indoor self-storage facility shall be located within 1250 feet of any other existing commercial indoor self-storage or traditional mini-storage facility.
- (4) Design Standards: For commercial indoor self-storage facilities located in the C-3 zone district, the following standards shall apply in addition to the development standards generally required for all new commercial development in Article VII regarding entrances, materials, landscaping, parking, etc.:

- (a) Commercial indoor self-storage facilities are permitted only within multi-story structures designed to emulate multi-family residential or office buildings. A minimum of 20% glass or other window openings are required per façade.
- (b) The site on which a commercial indoor self-storage facility is located shall not have frontage along an arterial street.
- (c) All individual storage units shall gain access only from the interior of the building. The primary facility loading bays, docks, or doors shall not be directly facing any adjacent residential property.
- (d) All fencing shall consist of wrought iron or similar types of decorative fencing materials. Chain link fences are prohibited.
- (e) Colors shall compliment the natural characteristics of the site and surrounding development, and shall not be used to attract attention to the facility (i.e. no red roofs, orange doors, brightly colored doors, etc.).

EXHIBIT B TO ORDINANCE 2203

(Underlined text indicates new material; strikethrough text indicates deletions.)

Table V-1 of the Land Development Code is updated as follows:

Commercial Indoor Self Storage Facility shall be added as a use by right in the C-3, I-1, I-1S, I-2, and I-3 zone districts.

EXHIBIT C TO ORDINANCE 2203

(Underlined text indicates new material; strikethrough text indicates deletions.)

Section 21-11200 of the Land Development Code of the City of Commerce City is hereby amended by the addition of the following terms:

Commercial Indoor Self Storage Facility shall mean a nonresidential building, portion of building, or group of buildings with defined storage space or units rented to and accessible to the public for the storage of household and personal property. These facilities shall have all units contained within that building(s) and all units having an access door from an interior hallway. For purposes of this code, commercial indoor self-storage facility shall not mean the same use as mini-storage and warehouse.