

390 MINI-STORAGE BUILDINGS

(A) Purpose - This section is to provide for the development of mini-storage buildings in the Limited Business (LB) and the General Business(GB) district and such use shall require a Special Use Permit. A mini-storage building shall mean a structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where the maximum size of the stall shall be six hundred (600) square feet and not more than four thousand (4000) square feet shall be leased to a single tenant.

(B) Not to Restrict Use by Right - Nothing herein shall be deemed to limit warehouse use within an industrial district as elsewhere permitted or provided for by this Resolution.

(C) Special Use Permit Required - The Board of Zoning Appeals may through a public hearing process approve, approve with conditions or disapprove a request for a Special Use Permit according to Section 633 of this resolution a plan for mini-storage buildings upon any tract zoned Limited Business(LB) or General Business (GB) when such plan is found to comply with the conditions and requirements hereinafter set forth.

(D) Contents of Plan: Site Review

1. General Requirements

- a. No lot shall be less than two acres.
- b. The lot shall abut and gain direct access to a local non-residential, collector, or arterial street as specified in Section 461 of this resolution.
- c. The plan shall show the existing site along with surrounding land within two hundred (200) feet of its border. Street rights-of-way and easements shall be included. (The area 200 feet adjacent to the site may be shown by a location map).
- d. The plan shall be drawn at a scale of one inch equals fifty (50) feet or larger. Said plan shall include all building locations, drives, parking, fencing and signage. A landscape plan shall also be incorporated as part of the site plan or submitted as a separate sheet. Building elevations shall also be included on the plan along with specifications of the colors of buildings and materials to be used.
- e. Stormwater management shall be incorporated into the plan so that stormwater runoff from the site will not increase as a result of the proposed development. The facility shall be designed to control the stormwater runoff from at least a 25-year return frequency storm as certified by a professional engineer.
- f. No business activity other than rental of storage units shall be conducted on the premises and no outside storage will be permitted.
- g. Outdoor lighting of any kind - all outdoor lights shall be shielded to direct light and glare only onto the mini-warehouse premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaped and focused away from all adjoining property.

- h. Building setbacks shall be as follows:
 - Front Yard - not less than 25 feet on which all parking and internal drives are prohibited.
 - Side Yard - not less than 12.5 feet on which all parking and internal drives are prohibited.
 - Rear Yard - not less than 12.5 feet on which all parking and internal drives are prohibited, except that a rear yard is not required adjacent to commercial or industrial zoned land, then no rear yard is required.
- i. Internal drives and parking shall be paved or provided with a hard, dustless surface satisfactory to the township.
- j. Building heights shall be limited to one story (not to exceed 18 feet at the highest point).

(E) Commercial Sales Activity Prohibited - The sale of any item from or at a mini-storage building is specifically prohibited.

(F) Violations - Any violation of the regulations regarding mini-storage buildings shall be grounds for the revocation of the Special Use Permit and shall also be considered to be in violation of this zoning resolution.