

STATE OF GEORGIA
HENRY COUNTY

ORDINANCE NO. 22-04

AN ORDINANCE BY HENRY COUNTY GEORGIA, TO AMEND SECTION 4.03.23 OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) REGARDING SELF-STORAGE FACILITIES, TO AMEND SECTION 4.05.06 OF THE UNIFIED LAND DEVELOPMENT CODE (ULDC) REGARDING HIGHWAY CORRIDOR OVERLAY DISTRICT PROHIBITED USES

WHEREAS, the Unified Land Development Code (ULDC) was adopted and made a part of the Henry County Code of Ordinances by the Henry County Board of Commissioners (BOC) on September 15, 2009; and

WHEREAS, *Section 12.02.11, Requirements for Amendments* of the ULDC outlines the procedural process for amendments to the Code; and

WHEREAS, the BOC wishes to amend the ULDC (ULDC-AM-22-05) to require self-storage facilities to be indoor and mirror class "A" commercial office space, and to prohibit all self-storage facilities from the Highway Corridor Overlay District.

WHEREAS, County and State requirements for legal advertisement and a public hearing have been met;

NOW, THEREFORE, BE IT ORDAINED by the Henry County Board of Commissioners, and it is hereby ordained by the authority of the same, that

The following ULDC code sections shall be amended as follows:

4.03.23. Self-service storage facilities.

- A. Self-service storage facilities, also called mini-storage or self-storage, are permissible in the C-3, M-1, and M-2 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section. All new self-storage facilities shall be indoor storage designed to mirror class "A" commercial office space, and shall have architectural design elements consistent with Highway Corridor Overlay District.
- B. The following activities or uses are prohibited on the grounds or within the buildings of self-service storage facilities:
 1. Wholesale sales;
 2. Retail sales, including garage sales, or other commercial activities;
 3. Manufacturing, fabrication, processing, or other industrial activity;
 4. Service or repair of vehicles, engines, electronic equipment or similar activities;

5. Rehearsal or practice of musical instruments;
 6. Residential and office uses.
- C. Notwithstanding the limitations described in subsection 4.03.23.B., above, the following activities may be conducted:
1. Rental of storage bays.
 2. Truck rental business, limited to a maximum of twenty-five (25) percent of the gross site area.
 3. Sales of boxes or goods related directly to the operation of a self-service storage facility.
 4. Sales by the owner or manager of the facility of abandoned items for reclamation of rental costs.
- D. Except as specifically provided in this section, all property stored on the site shall be entirely within enclosed buildings.
- E. Storage of flammable liquids, highly combustible or explosive materials, or hazardous waste or chemicals is prohibited.
- F. As an accessory use, one (1) dwelling unit may be established for security personnel, management personnel, or the facility owner.
- G. The following site design requirements shall be met:

Table 4.03.23(G) Site Design Standards for Self-Service Storage Facilities

Development Feature	Standard
Minimum site area	2.5 acres
Maximum site area	5.0 acres
Minimum lot width	100 feet
Minimum setbacks for buildings	
Front yard	75 feet
Side yard	25 feet
Rear yard	25 feet
Buffer requirements, adjacent to:	
Residentially zoned districts	40 feet
OI or C-1	30 feet
C-2	15 feet
MU, C-3, or IAC	10 feet
M-1 or M-2	10 feet
Interstate highway	75 feet
Dumpsters and trash containers	Fully screened from view from residentially zoned properties and public right-of-way
Outdoor lighting Adjacent to residentially zoned districts	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property Maximum height of 15 feet
Loudspeakers and paging equipment	Prohibited

- H. The following design standards are required for the self-service storage buildings:

Table 4.03.23(H) Building Design Standards for Self-Service Storage Facilities

Development Feature	Standard
Building separation (2 or more buildings on the site)	12 feet
Overhead access doors	Shall not be visible from residentially zoned property, commercially zoned property, or the public right-of-way
Storage bays	
Minimum size	4 feet by 4 feet (16 s.f.)
Maximum size	20 feet by 80 feet (1,600 s.f.)
Maximum building height, including all roof-mounted air conditioning and other equipment	35 feet
Exterior façade	Shall comply with section 4.05.06.H.
Roof design	Type of roof, roof line, and roofing materials shall be fully consistent with buildings in the surrounding area

I. Outdoor (open) storage is permissible, subject to the following standards:

Table 4.03.23(I) Standards for Outdoor Storage at Self-Service Storage Facilities

Development Feature	Standard
Type of goods to be stored	Dry stacking of boats when covered to provide screening from view Abandoned, wrecked, or junked vehicles are prohibited
Maximum area devoted to outdoor storage	25 percent of building area of the site
Screening	Fully screened from view from adjacent residentially zoned districts, from adjacent office areas, and from public right-of-way Screening may be a solid fence, solid wall, other similar structure, or landscaping
Fencing required	Minimum of 6 feet in height Maximum of 8 feet in height Decorative wall or fence required, with brick, stone, masonry, wood, chain link, or similar material
Fence location	May be either in front of or behind the buffer
Security	Gate, equipped with alarm and keyless opening required

J. Traffic circulation requirements.

1. Traffic lane widths shall be established to provide for the adequate circulation, safety, and accessibility of trucks, cars, and individuals who utilize dead storage in such facilities.
2. The minimum traffic lane width shall be twenty-five (25) feet.
3. The maximum traffic lane width shall be forty (40) feet.
4. Traffic flow patterns, directional signage, and painted land markings with arrows shall also be clearly marked.

5. In order to ensure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aisle ways shall be approved by the county DOT and the fire marshal at the time of preliminary plan review.
 6. There shall be no aisle ways or other vehicular access ways located in the buffer area or within the designated rights-of-way.
- K. The following standards are required for landscaping:

Table 4.03.23(K) Landscaping Standards for Self-Service Storage Facilities

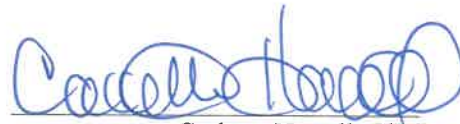
Development Feature	Standard
Location	Inside the fenced area Designed, placed, and maintained so as not to interfere with traffic visibility
Width	15 feet on all street frontages Side and rear yard landscaped areas maintained in natural state to the maximum extent possible
Amount of landscaping	15 percent of the site
Plant materials	Selected from lists in section 5.01.04
Trees	1 medium or small tree per 20 linear feet
Height at planting	8 feet, 1 shrub per 24 inches
Hedges	24 inches in height at planting

4.05.06. *Property development standards.*

- A. *Additional uses.* Parcels zoned for commercial uses shall be allowed to be developed with a mixture of commercial and residential uses according to the development standards of section 4.01.05 provided the future land use map provides a maximum density for the subject parcel.
- B. *Prohibited uses.*
 1. Self-service storage, Mini-warehouses, or warehousing and distribution not currently zoned for these uses (M-1 or M-2), as of adoption of this ordinance section.
 2. Salvage, junk, wrecking, recycling, waste, and scrap yards.
 3. Adult bookstore.
 4. Sexually oriented businesses or establishments.
 5. Pawnshop or loan brokers, other than mortgage loan brokers.
 6. Rooming and boarding houses.
 7. Automotive repair and maintenance, used vehicle sales as principal use, except car washes (car washes must be the primary business and be within a commercial building).

BE IT SO ORDAINED, THIS 7th DAY OF JUNE, 2022.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, Deputy County Clerk

4.03.23. *Self-service storage facilities.*

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 - 1. Wholesale sales;
 - 2. Retail sales, including garage sales, or other commercial activities;
 - 3. Manufacturing, fabrication, processing, or other industrial activity;
 - 4. Service or repair of vehicles, engines, electronic equipment or similar activities;
 - 5. Rehearsal or practice of musical instruments;
 - 6. Residential and office uses.
- C. Notwithstanding the limitations described in subsection 4.03.23.B., above, the following activities may be conducted:
 - 1. Rental of storage bays.
 - 2. Truck rental business, limited to a maximum of twenty-five (25) percent of the gross site area.
 - 3. Sales of boxes or goods related directly to the operation of a self-service storage facility.
 - 4. Sales by the owner or manager of the facility of abandoned items for reclamation of rental costs.
- D. Except as specifically provided in this section, all property stored on the site shall be entirely within enclosed buildings.
- E. Storage of flammable liquids, highly combustible or explosive materials, or hazardous waste or chemicals is prohibited.
- F. As an accessory use, one (1) dwelling unit may be established for security personnel, management personnel, or the facility owner.
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Front yard	75 feet
Side yard	25 feet
Rear yard	25 feet
Buffer requirements, adjacent to:	
Residentially zoned districts	40 feet
OI or C-1	30 feet

C-2	15 feet
MU, C-3, or IAC	10 feet
M-1 or M-2	10 feet
Interstate highway	75 feet
Dumpsters and trash containers	Fully screened from view from residentially zoned properties and public right-of-way
Outdoor lighting Adjacent to residentially zoned districts	Exterior lighting shall be downcast of moderate brightness and shall not cause glare on any abutting property Maximum height of 15 feet
Loudspeakers and paging equipment	Prohibited

H. The following design standards are required for the self-service storage buildings:

Table 4.03.23(H) Building Design Standards for Self-Service Storage Facilities

Development Feature	Standard
Building separation (2 or more buildings on the site)	12 feet
Overhead access doors	Shall not be visible from residentially zoned property, commercially zoned property, or the public right-of-way
Storage bays	
Minimum size	4 feet by 4 feet (16 s.f.)
Maximum size	20 feet by 80 feet (1,600 s.f.)
Maximum building height, including all roof-mounted air conditioning and other equipment	35 feet
Exterior façade	Fully consistent with color, materials, and design of buildings in the surrounding area Metal exterior walls are prohibited Shall comply with section 4.05.06.H.
Roof design	Type of roof, roof line, and roofing materials shall be fully consistent with buildings in the surrounding area

I. Outdoor (open) storage is permissible, subject to the following standards:

Table 4.03.23(I) Standards for Outdoor Storage at Self-Service Storage Facilities

Development Feature	Standard
Type of goods to be stored	Limited to recreational vehicles and boats on trailers Dry stacking of boats when covered to provide screening from view Abandoned, wrecked, or junked vehicles are prohibited
Maximum area devoted to outdoor storage	25 percent of building area of the site
Screening	Fully screened from view from adjacent residentially zoned districts, from adjacent office areas, and from public right-of-way

	Screening may be a solid fence, solid wall, other similar structure, or landscaping
Fencing required	Minimum of 6 feet in height Maximum of 8 feet in height Decorative wall or fence required, with brick, stone, masonry, wood, chain link, or similar material
Fence location	May be either in front of or behind the buffer
Security	Gate, equipped with alarm and keyless opening required

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2. The minimum traffic lane width shall be twenty-five (25) feet.
3. The maximum traffic lane width shall be forty (40) feet.
4. Traffic flow patterns, directional signage, and painted land markings with arrows shall also be clearly marked.
5. In order to ensure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aisle ways shall be approved by the county DOT and the fire marshal at the time of preliminary plan review.
6. There shall be no aisle ways or other vehicular access ways located in the buffer area or within the designated rights-of-way.

K. The following standards are required for landscaping:

Table 4.03.23(K) Landscaping Standards for Self-Service Storage Facilities

Development Feature	Standard
Location	Inside the fenced area Designed, placed, and maintained so as not to interfere with traffic visibility
Width	15 feet on all street frontages Side and rear yard landscaped areas maintained in natural state to the maximum extent possible
Amount of landscaping	15 percent of the site
Plant materials	Selected from lists in section 5.01.04
Trees	1 medium or small tree per 20 linear feet
Height at planting	8 feet, 1 shrub per 24 inches
Hedges	24 inches in height at planting

4.05.06. *Property development standards.*

- A. *Additional uses.* Parcels zoned for commercial uses shall be allowed to be developed with a mixture of commercial and residential uses according to the development standards of section 4.01.05 provided the future land use map provides a maximum density for the subject parcel.
- B. *Prohibited uses.*
 - 1. Self-service storage ~~(except indoor storage designed to mirror class "A" commercial office space)~~, Mini-warehouses, or warehousing and distribution not currently zoned for these uses (M-1 or M-2), as of adoption of this ordinance section.
 - 2. Salvage, junk, wrecking, recycling, waste, and scrap yards.
 - 3. Adult bookstore.
 - 4. Sexually oriented businesses or establishments.
 - 5. Pawnshop or loan brokers, other than mortgage loan brokers.
 - 6. Rooming and boarding houses.
 - 7. Automotive repair and maintenance, vehicle sales used, except car washes (car washes must be the primary business, and be within a commercial building).

Henry County

EXECUTIVE SUMMARY

BOARD OF COMMISSIONERS MEETING

Meeting Date:

June 7, 2022

Department Requesting Agenda Item:

Planning & Zoning

Action Type:☒

Action requested by BOC

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Ordinance Document
4. Legal Ad
5. Track-Change Format

Presenter:

Kamau As-Salaam, Planner III

Agenda Item:

An Ordinance by Henry County, Georgia, to amend the Unified Land Development Code of the Henry County Code of Ordinances regarding the prohibited uses within the Highway Corridor Overlay District and for other purposes. **Countywide**

Countywide

Case Number: ULDC-AM-22-05

Background/Summary:

Staff is recommending amendments to the ULDC to require self-storage facilities to be indoor and mirror class "A" commercial office space, and to prohibit all self-storage facilities from the Highway Corridor Overlay District.

Financial Implications/Considerations: N/A

The project is budgeted.	Y	or	N
The project will require the use of Fund Balance.	Y	or	N
If yes, please state amount _____.			
The project will require no funds.	Y	or	N
The project is grant funded and will require a _____% match and those funds are/are not budgeted.	Y	or	N
Is this request a Capital Project and part of the Capital Project List?	Y	or	N

Additional Comments / Recommendation:

Staff requests approval of the recommended changes.