

**STATE OF GEORGIA
HENRY COUNTY**

ORDINANCE NO. 22-08

**AN ORDINANCE BY HENRY COUNTY GEORGIA, TO AMEND *SECTION 4.03.23* OF
THE UNIFIED LAND DEVELOPMENT CODE REGARDING SELF-STORAGE
FACILITIES AND TO AMEND *SECTION 4.05.06* OF THE UNIFIED LAND
DEVELOPMENT CODE 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 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, on June 7, 2022, the Henry County Board of Commissioners approved the amendment to the Unified Land Development Code (ULDC-AM-22-05) to require self-storage facilities to be indoor storage facilities and mirror class “A” commercial office space, and to prohibit all self-storage facilities within the Highway Corridor Overlay District (ORD 22-04);

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

WHEREAS, ORD 22-04 memorializing the approval for ULDC-AM-22-05 contained a scrivener’s error for *Section 4.05.06* of the Unified Land Development Code regarding the prohibited uses within the Highway Corridor Overlay District;

WHEREAS, pursuant to the action taken by the Henry County Board of Commissioners, the prohibited uses described within ORD 22-04 for *Section 4.05.06* of the Unified Land Development Code should have prohibited all self-service storage facilities within the Highway Corridor Overlay District regardless of zoning district;

WHEREAS, to ensure clarity of the record, the Henry County Board of Commissioners wishes to adopt the present Ordinance to correct the scrivener’s error in ORD 22-04;

WHEREAS, despite the scrivener’s error described herein, all other amendments described within ORD 22-04 as duly adopted by the Board of Commissioners on June 7, 2022, are deemed effective as passed and unaffected in substance by this Ordinance;

NOW, THEREFORE, BE IT ORDAINED, by the Henry County Board of Commissioners, and it is hereby ordained by the authority of the same, clarifies the wording of ORD 22-04 as follows

I.

Section 4.03.23. Self-service storage facilities of the ULDC be amended to read 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

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

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

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

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

<i>Development Feature</i>	<i>Standard</i>
<i>Type of goods to be stored</i>	<i>Dry stacking of boats when covered to provide screening from view</i> <i>Abandoned, wrecked, or junked vehicles are</i>

	<i>prohibited</i>
<i>Maximum area devoted to outdoor storage</i>	<i>25 percent of building area of the site</i>
<i>Screening</i>	<i>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</i>
<i>Fencing required</i>	<i>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</i>
<i>Fence location</i>	<i>May be either in front of or behind the buffer</i>
<i>Security</i>	<i>Gate, equipped with alarm and keyless opening required</i>

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

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

II.

Section 4.05.06. Property development standards of the ULDC be amended to read as follows:

- 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 facilities and mini-warehouses*
 - 2. *Warehousing and distribution not currently zoned for these uses (M-1 or M-2), as of adoption of this ordinance section.*
 - 3. *Salvage, junk, wrecking, recycling, waste, and scrap yards.*
 - 4. *Adult bookstore.*
 - 5. *Sexually oriented businesses or establishments.*
 - 6. *Pawnshop or loan brokers, other than mortgage loan brokers.*
 - 7. *Rooming and boarding houses.*
 - 8. *Automotive repair and maintenance, used vehicle sales as principal use, except car washes (car washes must be the principal use and be located within a commercial structure).*
- C. *Ground floor area limitation. New commercial buildings may not exceed one hundred fifty thousand (150,000) gross square feet in ground floor area. New commercial buildings greater than one hundred fifty thousand (150,000) gross square feet must obtain conditional use approval. In determining whether to grant an increase in ground floor size beyond one hundred fifty thousand (150,000) square feet, the zoning advisory board shall consider the following factors, in addition to those listed in chapter 11:*
 - 1. *The building site will provide convenient inter-connections with adjacent uses and properties that serve both pedestrians and automobiles.*
 - 2. *The floor area of the proposed building is the smallest feasible to serve the function of the proposed use.*
 - 3. *The architectural design of the building reduces the perceived size of the building by appropriate articulations and variations in the massing, façade, roofline, materials, colors, and textures of the building exterior.*
 - 4. *The building and site meets or exceeds all other standards set forth in this ordinance section and by the Henry County Unified Land Development Code.*
- D. *Lot standards.*
 - 1. *Minimum lot size shall be as follows:*
 - a. *For outparcels or stand-alone commercial projects: One (1) acre.*
 - b. *For commercial lots within a common development with shared parking and interconnectivity: One-half (½) acre.*
 - 2. *Minimum commercial lot frontage: One hundred seventy-five (175) feet along an arterial.*

3. *Nonresidential lots shall be generally rectangular with a ratio of depth to frontage not greater than 4:1.*
4. *Residential subdivisions shall comply with one (1) of the following two (2) requirements:*
 - a. *Reverse-fronting lots are required for residential subdivisions along streets classified as arterials or collectors, subject to subparagraph b. below. Reverse-fronting residential lots shall be platted with a landscaped access easement restricting vehicular access placed adjacent to the public right-of-way. Such easement shall be a minimum of twenty (20) feet in depth and include one (1) of the following:*
 - i. *A continuous four-foot high solid wall constructed entirely of brick or stone masonry.*
 - ii. *A four-foot high fence constructed of a combination of brick or stone masonry pillars with iron pickets.*
 - iii. *A vegetated strip of canopy trees, shrubs, and groundcover that provide a full landscape buffer.*
 - b. *If a residential lot is separated from the arterial or collector street by a minimum twenty-foot wide landscaped strip and a residential street, a residential lot may face an arterial or a collector street.*

E. Environmental controls.

1. *Stormwater management design shall comply in all respects with the current edition of the Georgia Stormwater Management Manual and ULDC.*
2. *Parking lot landscaping. Parking areas shall incorporate landscaped areas as required in chapter 5. Such landscaped areas shall cover at least twelve (12) percent of the parking area.*

F. Dumpsters.

1. *Location.*
 - a. *Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.*
 - b. *Dumpsters shall be enclosed either within a building or out of sight from public streets or located outside to the rear of the principal building.*
 - c. *Dumpsters shall be set back a minimum of five (5) feet from all property lines. If a buffer is required on the subject property line, the dumpster shall not be located within the buffer.*
2. *Pad.*
 - a. *Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles.*
 - b. *Restaurants and other food service establishments shall place dumpsters on concrete pads that are designed to slope into a drain that is equipped with a grease trap.*

G. Lighting.

1. *Parking lot, sidewalk, and building illumination.*

- a. *Lighting shall be designed to prevent light spillover on to adjacent properties. All lighting shall be fully shielded, have recessed luminaires, downcast, or be cut-off luminary fixtures mounted in such a manner that the cone of light is directed downward and does not cross any property line of the site.*
- b. *Only incandescent, florescent, metal halide, low-pressure sodium, LED, or color corrected, high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one (1) site.*
- c. *Pedestrian lights shall be consistent with table 4.05.06.G.1 and chapter 8.*
- d. *Pedestrian light average spacing shall not exceed 120 feet.*
- e. *Parking light fixtures shall be the box head type, shall have a maximum height of thirty-five (35) feet, and shall employ a fluted pole. All parking light fixtures and poles shall be black.*
- f. *Individual pedestrian lights shall be maintained in good order and shall be illuminated between dusk and dawn each night.*

Table 4.05.06.G.1: Lighting Specifications

	<i>Pedestrian Light</i>	<i>Parking Light</i>
<i>Height</i>	<i>15 feet</i>	<i>35 feet</i>
<i>Color</i>	<i>Black</i>	<i>Black</i>
<i>Pole Type</i>	<i>Fluted</i>	<i>Fluted</i>
<i>Fixture Type</i>	<i>Unspecified</i>	<i>Box Head</i>
<i>Shielding</i>	<i>Semi-cutoff, cutoff, or full-cutoff</i>	<i>Full-cutoff</i>
<i>Spacing</i>	<i>120 feet</i>	<i>Unspecified</i>

- 2. *Security lighting restrictions.*
 - a. *Full cutoff luminaires shall be used for all security lighting.*
 - b. *The number of luminaires remaining on for security lighting shall not exceed one-fourth (¼) the total number of each type of luminaire number by four (4), any remainder is counted as a whole number.*
- 3. *Drive-under canopies and pump islands at fueling stations. The luminaire shall be recessed into the canopy ceiling so that the bottom of the luminaire does not extend below the ceiling.*

H. Architectural standards. The following design guidelines and standards apply to all newly constructed buildings used for commercial, industrial, or residential purposes.

- 1. *General architectural requirements.*
 - a. *The use of a common palette of building materials should be maintained for building facades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors. For large commercial/retail buildings and multifamily buildings, variations in façade, roofline and depth should be provided to lend the appearance of multitenant occupancy. All design and construction shall be subject to architectural review by the county*

or its designated architect to ensure adherence with this subsection K and the structures of traditional architecture.

- b. All ground or roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by an opaque wall or fence made of brick, stucco, split face block, or landscaping.
 - c. For all commercial buildings, roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by a raised parapet or pitched roof along the edge of the roofline.
 - d. Contrasting accent colors on any single facade shall be limited to no more than ten (10) percent of the total wall area for any single façade.
 - e. Materials otherwise not permitted, may be used for an accent provided that a contrasting materials accent on any single façade shall be limited to no more than ten (10) percent of the total wall area for any single façade.
 - f. Permanent mounted exterior neon lights shall not be allowed.
 - g. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.
 - h. Back-lit awnings, roof-mounted lights, and/or roof mounted flag poles are not permitted. Satellite dishes shall be located and painted to blend with the background as much as practical.
2. Building materials. Table 4.05.06.H.2 and this subsection outlines allowed building materials that are may be used and combined to create a consistent, attractive, interesting and long-lasting building design:

Table 4.05.06.H.2: Allowed Building Materials

Brick	Stone	Glass	Tilt/Pre-Cast	Stucco	Concrete Blocks	CMU/Split-Face Block	Cementitious Fiber-Board	Metal	Tile
Yes	Yes	Yes	No*	Max. 40% per facade	No	Max. 10% per facade	No**	No	No
<p>* Allowed for industrial buildings. ** Allowed for residential buildings. Buildings must have a minimum 4:12 roof pitch.</p>									

- a. Allowed building materials.
 - i. Brick, except that brick veneers that are intended to simulate brick exteriors are not acceptable;
 - ii. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
 - iii. Split-face block/concrete masonry unit (CMU) is restricted to ten (10) percent of the surface area of the facade;

- iv. *Tilt/architectural pre-cast concrete permitted for industrial developments only;*
 - v. *Stucco is restricted to 40 percent of the surface area of a façade;*
 - vi. *Natural wood and/or cementitious fiberboard siding are allowed only for residential buildings;*
 - vii. *Glass;*
 - viii. *Exposed concrete block, metal, and tile are not allowed as building materials on a façade.*
- b. *Ratios and amounts of allowed building materials.*
- i. *Accent/trim exterior building material. Small amounts of building materials such as wood, tile, etc., may be used to enhance the facade of the building or for decorative elements, but should not exceed ten (10) percent of total wall area per facade.*
 - ii. *Facade calculations. With the exception of accent/trim materials, there shall be no more than two (2) primary building materials used. When stucco is used as a building material for a façade, it is restricted to 40 percent of the total. The allowed facade materials shall not apply to entry doors and/or roll-up doors.*
- c. *The amount of permitted material shall be calculated using the gross square footage of wall area per façade.*

For example, a building has a front facade with a gross facade area of one thousand two hundred (1,200) square feet with four hundred (400) square feet consisting of windows and doors. Begin with one thousand two hundred (1,200) square feet for required building material calculations. A wall area of one thousand two hundred (1,200) square feet shall have no more than 480 square feet of stucco on the front façade [e.g. 1,200 square feet × 40 percent = 480 square feet]. The balance shall be brick or other allowed material. Trim or accent material may account for up to ten (10) percent or one hundred twenty (120) square feet.

3. *Roof requirements. Materials for pitched roofs shall be limited to architectural dimensional grade asphalt shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.*

- a. *Gabled/hipped roofs. All one-story buildings less than ten thousand (10,000) gross square feet must have a gabled/hipped roof (between 4:12 and 12:12).*
- b. *If a gabled/hipped roof is not possible, a combination of flat roof and gabled/hipped roof is required. Provide a gabled/hipped roof on front and side of the building to screen view of any flat roof. Create arcades, porches, and other features with pitched roof.*
- c. *Flat roofs. Building materials for flat roofs shall meet local codes.*

Exposed metal flashing shall be copper or factory finished sheet metal. If factory finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. All buildings with flat roofs should include parapet articulation on the front facade(s) of such building. There shall be roof articulations/offsets at a minimum of one (1) per each one hundred twenty-

2. *The maximum sign area of any ground sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:*
 - a. *Ground signs on lots zoned commercial or industrial, including shared signs, on lots with more than one (1) tenant shall be no greater than fifty (50) square feet in sign area.*
 - b. *Ground signs on lots zoned commercial or industrial with one (1) tenant shall be no greater than thirty-two (32) square feet in sign area.*
 - c. *Ground signs on lots zoned O-I shall be no greater than thirty-two (32) square feet of sign area.*
 - d. *Ground signs for single business premises shall be no greater than thirty-two (32) square feet in sign area.*
3. *Sign illumination.*
 - a. *Automatic changeable copy signs and neon signs are prohibited.*
 - b. *Signs may be illuminated internally, subject to ULDC requirements. LED is acceptable. External lighting fixtures are acceptable provided that fixtures are directed downward and away from streets and adjacent property and public streets. All lighting shall be fully shielded, have recessed luminaries, or be full cut-off luminary fixtures.*

III.

It is the intention of the BOC, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Henry County, Georgia.

IV.

All ordinances, parts of ordinances, or regulations in conflict herewith are hereby repealed.

V.

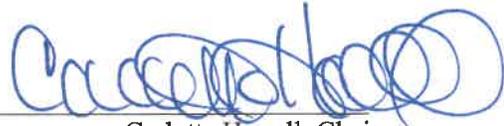
Should any section, part or provision of this ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the ordinance as a whole or any part thereof not specifically declared to be invalid or unconstitutional.

VI.

This ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

BE IT SO ORDAINED, THIS 8TH DAY OF SEPTEMBER, 2022.

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



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, County Clerk