

ORDINANCE 7629

An Ordinance to amend the Comprehensive Zoning Ordinance adopted by the Augusta, Georgia Commission effective September 16, 1997 by amending the following:

Amend the Comprehensive Zoning Ordinance for Augusta Georgia by amending Section 28-B - Signs

THE AUGUSTA COMMISSION HEREBY ORDAINS:

**SECTION I.** That the Comprehensive Zoning Ordinance amend the language in Section 2 – Definitions by adding the following:

“Mini-Warehouses / Self-Service-Storage Facilities” shall mean a building, or group of buildings, divided into units, whose primary purpose is to provide rented or leased secure space (warehouse-sized units, rooms, compartments, lockers, containers, outdoor space, or similar facilities) for temporary self-storage, where tenants can easily store and retrieve their personal property. This definition does not include the handling of goods for business purposes out of the Mini-Warehouse / Self-Service-Storage facility. Coin operated locker services at public spaces are excluded from this definition.

**SECTION II.** That the Comprehensive Zoning Ordinance amend the language in Section 22-1-(b) – B-2 (General Business) by amending the following:

(9) Mini-warehouses / Self-Service-Storage Facilities subject to the following:

- (a) Lot size: Minimum lot size is two acres.
- (b) Lot coverage: Lot coverage of all structures, including parking, shall be limited to seventy percent (70%) of the total area. The remaining 30% of the property shall be in tree canopy pursuant to the Augusta Tree Ordinance.
- (c) Ingress / Egress: Vehicular ingress-egress shall be limited to one (1) access point for all non-emergency vehicles, sufficient in width for unobstructed movement of large trucks and Fire Department vehicles, for each adjoining public street. If only one adjoining street is available adjacent to the site, a second entrance must be provided for emergency vehicles. Vehicular ingress-egress shall be sufficient for unobstructed movement of all emergency vehicles as required by the Augusta Fire Department.
- (d) Storage: All storage must be contained within a fully-enclosed building; however the storage of boats, recreation vehicles, or other similar vehicles may be allowed if all such vehicles are deemed “road ready” (tagged and operational) and are covered and completely screened from view of any adjoining residential lots.
- (e) Storage only: No individual rental storage unit shall be used for any purpose other than storage.

(1) Refrigerated units shall be allowed, but the total number of refrigerated units may not exceed 10% of the total number of units within the overall Mini-Warehouse / Self-Service-Storage Facility

(2) Allowable uses include:

- (a) Mini-Warehouses / Self-Service-Storage Facilities whether direct-access or internal access through a doorway and common hallway
- (b) Indoor multi-story Mini-Warehouses / Self-Service-Storage Facilities (aka "Vertical Self Storage") – accessed through an office or secured doors; elevators must be provided and building height is limited to:

2-1/2 stories or 45 feet adjacent to A, all R-1 zones, R-MH, R-2, R-3A and PUD zones

3 stories or 55 feet adjacent to P-1 or B-1 zones

4 stories or 75 feet adjacent to R-3B, R-3C, B-2, LI or HI zones

Mini-Warehouse / Self-Service Storage Facilities over the height requirements listed above must be approved by Special Exception pursuant to Section 22-2-(g).

A minimum of 4, 10' x 30' foot, loading / unloading zones must be provided adjacent to, or as close as possible to, each elevator.

Indoor multi-story Mini-Warehouses / Self-Service-Storage Facilities (also referred to as "Vertical Self Storage") adjacent to residential uses in all R zones may contain brick, stucco, glass and other similar design elements in order to reduce the negative aesthetic impact of long, large expansive wall surfaces. All building side and rear facades must match the front façade in usage of design elements. The variation in wall surfaces can be accomplished either by physical offsets or by the use of color, pattern, or texture, but in no case shall metal comprise more than 25% of the building material list on the face of the building. Metal roofs may be utilized, but in no case shall mechanical units, satellite dishes or other similar equipment be visible, and this type of equipment shall be screened from public view by the extension of a parapet wall or other roof mounted screening feature having the same design features as the building including material, shape and color considerations.

(c) Climate controlled Mini-Warehouses or Self-Service-Storage facilities; one story or multiple stories

(3) Mini-Warehouse or Self-Service-Storage units containing loading docks may be made available for box trucks or smaller trucks, but in

no case shall units with loading docks be made available for larger trucks such as 18-wheelers.

- (f) Limited accommodations for overnight managerial or security staff are allowed, if accommodated inside the main office building. Overnight accommodations in a storage unit are strictly prohibited.
- (g) Security: All such Mini-Warehouses and Self-Service Storage facilities must be fenced and gated with adequate lighting to allow 24-hour access to all rented or leased spaces. Security cameras must be installed at all security gates and building accesses.
- (h) Bufferyards and screening: Mini-Warehouses / Self-Service Storage Facilities shall meet the 10' side bufferyard requirement and the 20' rear bufferyard requirement against all R (Residential) zones - one-family, two-family and multi-family - with fence and planting requirements as found in the Augusta Tree Ordinance; otherwise a side and rear bufferyard shall not be required.
- (i) All Mini-Warehouse / Self-Service-Storage Facilities are required to meet the American with Disabilities Act (ADA) regulations passed in 2010, unless the property already meets the original ADA standards written in 1991. Any renovation of an existing Mini-Warehouse / Self-Service-Storage Facility or development of new facilities must be designed to meet the 2010 ADA regulations. Specifically:
  - (1) Five percent (5%) of the first 200 units must be wheelchair accessible. Two percent (2%) of the remaining units must also be wheelchair accessible. These wheelchair accessible units should be dispersed among the different types of units that the Mini-Warehouse / Self-Service-Storage Facility provides. However, Mini-Warehouse / Self-Service-Storage Facilities in existence on March 15, 2012 are not required to add additional wheelchair accessible units to have one in each type.

**SECTION III.** That the Comprehensive Zoning Ordinance amend the language in Section 22-2 – B-2 (General Business) by adding the following:

- (g) Mini-Warehouse / Self-Service-Storage Facilities over 4 stories or 75 feet must be approved by Special Exception under the guidelines set forth in Permitted Uses (Section 22-1- b-9)

**SECTION IV.** All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Duly adopted by the Augusta-Richmond County Commission this 21<sup>st</sup> day of August, 2018.



AGM

MAYOR, AUGUSTA COMMISSION

8/24/18

AUGUSTA, GEORGIA

ATTEST:

  
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LENA BONNER, CLERK

First Reading: August 21, 2018

Second Reading: WAIVED