

An Ordinance to Amend Chapter 40, Zoning
of the Washington City Code

WHEREAS, NCGS 160A-364 and NCGS 160A-381 authorizes local governments to amend ordinances regulating land use within their jurisdiction; and

WHEREAS, the amendment set out below is made in accordance with NCGS 160A-364; and

WHEREAS, following the public hearing, the City Council of the City of Washington hereby finds that the amendment set out below is not inconsistent with the comprehensive plan or any other officially adopted plan that is applicable and is both reasonable as well as in the public interest because it is designed to promote the public health, safety and/or general welfare; and

WHEREAS, the amendments set out below is intended to promote the public health, safety and welfare by amending the Zoning Ordinance to allow warehouses, self-storage as a special use within the RA20 zoning district and to add prescribed conditions for such uses.

THEREFORE, BE IT ORDAINED by the City Council of the City of Washington, North Carolina that:

Section 1. That Chapter 40. Article VI, Section 40-93, Table of Uses, be amended by adding that Warehouses, self-storage will be a Special Use within the under RA20 (Residential Agricultural) Zoning District.

Section 2. That Chapter 40. Article VI, Section 40-119. Index of listed uses be amended to add the use (u.1) Warehouses, self-storage in the RA20 Zoning District

Section 3. That Chapter 40. Article VI, Section 40-120 Listed Uses, Specific Criteria be amended to include the following specific criteria:

(u.1) Warehouses, self-storage (RA20)

- (1) Minimum lot size shall be one (1) acre. Maximum lot size shall be three (3) acres.
- (2) The total area covered by buildings shall not exceed fifty (50) percent of the site.
- (3) Outside storage shall be limited to wheeled vehicles such as automobiles, RV's, boat trailers and utility trailers with current tags and registration. Outside storage shall not exceed twenty (20) percent of the site.

- (4) Storage of illegal, hazardous, toxic, or explosive substances shall be prohibited.
- (5) No business activity other than the rental of storage units shall be conducted on the site.
- (6) Landscaping requirements – The use is a Classification III, Commercial and Service Uses according to Article VII, Sec. 40-169 and shall adhere to the landscaping requirements provided therein.
- (7) Fencing requirements – Security fencing, a minimum of six (6) feet in height, is required around the perimeter of the property being used for warehouses, self-storage.
- (8) Lighting requirements – All on-site lighting must be directed away from all adjacent properties.
- (9) The use must be a minimum of three hundred (300) linear feet from any existing single family or two family residence as measured from property line to property line.
- (10) Warehouse, self-storage uses in the RA20 zoning district shall be located no closer than 500' to any other warehouse, self-storage use in the RA20 zoning district as measured from lot line to lot line.

Section 7. This Ordinance shall become effective upon its adoption.

Section 8. All Ordinances or parts in conflict herein are repealed.

Adopted this 12th day of November, 2019.

s/Mac Hodges, Mayor

ATTEST:

s/Cynthia S. Bennett, City Clerk