

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2024-O-

AMENDING CERTAIN SECTIONS OF PART ELEVEN – PLANNING AND ZONING CODE OF THE CITY CODE OF HUBER HEIGHTS REGARDING SELF-STORAGE FACILITIES (CASE TA 23-26).

WHEREAS, the citizens of Huber Heights require City codified ordinances that are current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, the City Council directed the Planning Commission to review and update regulations related to self-storage facilities; and

WHEREAS, the Planning Commission has identified provisions within the Planning and Zoning Code that require updating or other changes; and

WHEREAS, the City Council has determined that revisions in Chapters 1123, 1135, 1156, and 1177 are necessary to enhance the effective and efficient delivery of municipal services.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Part Eleven, Planning and Zoning, Chapter 1123 – Definitions, Section 1123.9302 – Self-Storage Facilities, Indoor is hereby created to read as follows:

1123.9302 Self-storage facilities, indoor.

Self-storage facilities whereby the storage units are located within a building and the individual storage units are accessed from within said building.

Section 2. Part Eleven, Planning and Zoning, Chapter 1135 – Special Uses, Section 1135C – Self-Storage Facilities is hereby created to read as follows:

1135C Self-Storage Facilities

1135C.1 Development Standards

The following development standards shall apply, in addition to the applicable zoning district development requirements.

- (a) No new self-storage facilities shall be permitted.
- (b) Existing self-storage facilities are permitted to expand within the boundaries of the site limits as existing on the date of this amendment, subject to the requirements of this section.
- (c) No unit access doors of a self-storage facility building shall face any adjacent residentially zoned district. This design is commonly referred to as a “Fortress Design”.

Section 3. Part Eleven, Planning and Zoning, Chapter 1156 – (I-1) Light Industrial And Mixed Use District, Section 1156.02 - Uses is hereby amended to read as follows:

1156.02(a) Permitted Uses.

~~(15) Self storage facilities.~~

1156.02(c) Special Uses

- (15) Self-storage facilities.
- (16) Self-storage facilities, indoor.

Section 4. Part Eleven, Planning and Zoning, Chapter 1177 – (PI) Planned Industrial District, Section 1177.05 – Special Uses is hereby amended to read as follows:

1177.05 Special uses.

- (b) Self-storage facilities.
- (c) Self-storage facilities, indoor.

Section 5. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2024;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date