

ORDINANCE NO. 20-05

**AN ORDINANCE ESTABLISHING MINI-STORAGE AND SELF-STORAGE FACILITY REGULATIONS FOR THE CITY OF GRAVETTE, ARKANSAS, AND PRESCRIBING OTHER MATTERS RELATING THERETO**

WHEREAS, the City of Gravette, Arkansas, does currently allow mini-storage and self-storage facilities in properly zoned areas in the city; and

WHEREAS, it is necessary for the City to establish guidelines for construction and use;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Gravette, Arkansas:

**Section 1.** That the City Council finds and declares that the following regulations, attached and incorporated herein as Exhibit A, to be reasonable and necessary and hereby adopted by the City of Gravette for the City of Gravette, Arkansas.

**Section 2.** That the provisions of this Ordinance are separable and if a section, phrase, or provision shall be declared invalid, such declaration shall not affect the validity of the remainder of the Ordinance.

**Section 3.** That all Ordinances and Resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

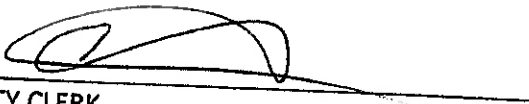
**Section 4.** That this Ordinance is necessary for immediate health, safety, and welfare of the citizens of Gravette, Arkansas, and therefore, an emergency is deemed to exist and this Ordinance shall be in full force and effect upon its passage.

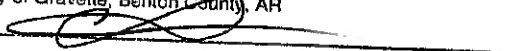
PASSED AND APPROVED THIS 9<sup>th</sup> DAY OF April, 2020.

APPROVED:

  
MAYOR

ATTEST:



**CITY CLERK**  
STATE OF ARKANSAS  
CITY OF GRAVETTE  
I, Mike VonRee, Recorder of the City of Gravette, Benton County, Arkansas  
CERTIFICATE OF RECORDER  
In and for the City of the State aforesaid, do hereby certify that this  
instrument of writing is a true and complete copy, and the same appears of  
record of Mini-Storage Ord.  
being on file in my said office. I have hereunto set my hand this 9<sup>th</sup>  
day of April, 2020  
Mike VonRee, Recorder  
City of Gravette, Benton County, AR  
By 

## EXHIBIT A

### MINI-STORAGE AND SELF-STORAGE FACILITY REGULATIONS

- A. Definition: mini-storage or self-storage shall mean one or more permanent structure(s), meeting applicable city building requirements, which contain separate storage units or cubicles that are intended to be leased by members of the public primarily for use of personal effects and household goods. It shall also include open air or sheltered storage of recreational vehicles, campers, boats, and vehicles, and other items.
- B. All mini-storage and self-storage facilities are considered to be large-scale development and must adhere to large-scale development standards, regardless of size, in addition to the requirements stated in this regulation. In the event that regulations are conflicting, the stricter shall apply.
- C. All mini-storage and self-storage facilities shall adhere to adopted building codes.
- D. Mini-storage and self-storage facilities are considered non-conforming uses and shall be allowed by conditional use only in industrial or C-2, C-3, C-4, C-5, and C-6 commercial areas and prohibited in all other zoning areas.
  - 1. To be considered for conditional use approval, the storage facility must be paired with an acceptable use on the front of the property that is compatible with zoning (e.g. an office building in front of the storage facility); or
  - 2. The storage facility must be set back a minimum of 200-feet from the road for sewer locations and 300-feet from the road for septic locations to allow for future development compatible with the zoning regulations.
- E. The following are prohibited uses of storage facilities or areas:
  - 1. Human or animal habitation;
  - 2. Storage of flammable or hazardous chemicals, petroleum products, or explosives;
  - 3. Auctions, commercial, wholesale, or non-ancillary retail sales, or miscellaneous, or garage sales;
  - 4. The servicing, repairing, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment; and
  - 5. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment; and
  - 6. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- F. No unit may be used for the purpose of operating a business except for the purpose of providing storage for a business that is located off-site.
- G. All exterior property and buildings including outside storage including boats, trailers, equipment, vehicles, and/or vehicles or equipment for rental use shall be screened and shielded in all seasons from view of adjacent property or public right-of-way within 5,000 feet.
- H. Mini-storage or self-storage facilities located within or adjacent to any district other than industrial shall provide the following:
  - 1. A minimum of six (6) foot tall masonry wall or other opaque decorative fence, as approved by the city, on the sides and rear of the property. Decorative fencing shall not include wood fencing or metal chain-link fences.
  - 2. The frontage of the property shall not contain any visible exterior roll up doors. The frontage of the property shall have office buildings or storage buildings with facades mimicking standard commercial or office development or masonry wall or decorative fencing facing the street.

3. All lighting shall not exceed thirty (30) feet in height, measured from the ground, and shall be full cut-off, shielded lighting as defined by the IESNA. Such lighting shall be directed to prevent the trespass of light onto the adjacent property.
- I. Mini-storage or self-storage facilities located adjacent to a residential district, residential use, or agricultural shall provide the following, in addition to all above requirements in this section:
  1. An undisturbed vegetative buffer of at least fifteen (15) feet in width adjacent to those areas bordering the residential district or use. Where such buffer does not have dense pre-existing vegetation at least six (6) feet in height, one (1) tree for each thirty (30) linear feet and one (1) shrub for each five (5) linear feet shall be planted and maintained within the buffer. Fast growing species that provide dense evergreen foliage shall be used to meet these requirements and shall be subject to the approval of the City.
- J. That any person seeking an exception from this regulation may make a written request to the Planning Commission and that the Planning Commission shall have the authority to approve or deny such request.