

**CITY OF CHEWELAH  
ORDINANCE NO. 951**

**AN ORDINANCE ADOPTING ZONE TEXT AMENDMENTS RELATIVE TO A CONDITIONAL PERMIT PROCESS FOR MINI AND SELF STORAGE FACILITIES IN THE R-B ZONE DISTRICT. SETS FORTH DEFINITION OF AND STANDARDS FOR MINI AND SELF STORAGE FACILITIES.**

**WHEREAS**, the City initiated an amendment to Title 18 - Zoning of the Chewelah Municipal Code associated with a conditional permit process for mini storage facilities in the R-B zoning district; and

**WHEREAS**, the proposed amendments were referred to and a Public Hearing was held by the Hearing Examiner on July 21, 2020; and

**WHEREAS**, the Hearing Examiner after review and consideration of public comment and testimony, staff reports, and other relevant information, recommended that the City Council approve ZTA-02-2020; and

**WHEREAS**, a Public Hearing was held by the City Council on January 20, 2021.

**NOW THEREFORE**, the City Council of the City of Chewelah ordains as follows:

**SECTION 1:** The following definition is added to Section "18.04.040 Definitions" of the Chewelah Municipal Code:

"Mini storage facility, self-storage warehouse, self-service storage" means an industry in which storage space (such as rooms, lockers, containers, and/or Recreational Vehicle Storage, also known as "storage units") is rented to tenants, usually on a short-term basis.

*dek  
Pm*

**SECTION 2:** The Use Classification of "Mini storage facilities" in Table "18.08.020 Permitted, Conditionally Permitted and Prohibited Uses by Base Zone" is amended as follows (**Deletions are denoted by strikeout; Additions are denoted by underline**; remaining text is unchanged):

	R-1	R-1B	R-3	R-B	C-I	APCG	CF
Mini storage facilities	X	X	X	<del>X</del> <u>C</u>	P	C	X

**SECTION 3:** Section 18.12.140 is added to Chapter "18.12 Supplementary Standards" of the Chewelah Municipal Code:

18.12.140 Mini Storage Standards.

A. Purpose and Intent. Mini storage (Self-Storage Warehouse or Self-Service Storage) uses have some characteristics in common with both commercial uses and industrial uses. This section provides standards for mini storage uses and development standards to appropriately site this use in permitted zoning districts, while maintaining the desired character and function of the specific zones. In general, mini storage uses are similar to other commercial uses in that they provide a service to residential and business uses. The character of their development is often similar to industrial buildings. The use standards and design standards ensure that development of mini storage facilities is compatible with surrounding zones and uses.

B. Use Standards. Other uses on the site such as office space or residential must meet the use and development standards of the base zone, overlay zone, or plan district. The following use standards apply to mini storage facilities conditionally approved in the R-B zone.

1. Mini storage facility cannot occupy more than twenty-five percent of street frontage. Storefront or other allowed uses by right are permitted to occupy the entire street frontage or a combination to allow for twenty-five percent of mini storage frontage. Such commercial frontage shall be contextual in design and architecturally compatible with other adjacent and nearby first-story commercial uses. Development of retail business is subject to *CMC 18.08.120 Retail Business (R-B) Zone*.
2. All storage shall be wholly within a building or shall be screened from view from the surrounding properties. There shall be no storage in any required front yard or flanking street yard.
3. In R-B zone, outdoor storage shall be screened by a sight-obscuring fence pursuant to Part D,3,a of this section and/or landscaping pursuant to *CMC 18.12.030 Landscaping, Screening and Maintenance*.
4. The following uses are prohibited:
  - a) The storage of flammable liquids, flammable or highly combustible, radioactive or explosive materials or hazardous chemicals or toxic substances or any supplies that, whether singly or combined, may produce such

*del*  
*pm*

explosive, flammable, toxic materials, chemicals, substances or any hazardous condition.

- b) Pets or animals.
- c) Shipping containers as accessory building(s), storage building(s), or living unit(s).
- d) The use of the self-storage facilities portion of the property for uses other than storage.
- e) The storage of junk, inoperable vehicles, scrap materials or the like is not considered outdoor storage by this zoning code.

C. Development Standards. Mini storage facilities conditionally permitted in the R-B zone are subject to the following conditions:

- 1. Minimum lot size of five acres.
- 2. Setback Requirements:
  - a) Minimum setbacks for retail and commercial uses shall be pursuant to setback requirements for nonresidential uses as established in *CMC 18.08.120 Retail Business (R-B) Zone*.
  - b) Minimum setback requirements for mini storage facilities shall be:
    - 1. Front Yard: ten feet.
    - 2. Rear Yard: ten feet, except fifteen feet required on lots adjoining an R zone without an intervening alley.
    - 3. Side Yard: five feet, except ten feet required on corner lots and those adjoining an R zone.
- 3. Maximum building height three stories, not to exceed forty-five feet.
- 4. Maximum lot coverage eighty percent. If separate off-street parking is provided lot coverage may be one hundred percent with review and approval of a variance application.
- 5. Maximum floor area ratio (FAR):
  - a) Nonresidential:
    - 1. Downtown: 2.0
    - 2. Other areas: 1.0
- 6. Other Standards. Normal downtime display of salable items may be placed in a neat and orderly manner on the sidewalk adjacent to the merchant's business. The display shall not materially affect sidewalk traffic and shall be removed from the sidewalk at the end of each day.

*del*  
*pjm*

7. Other Applicable Regulations. In addition to the requirements contained in this section, all other applicable regulations in *CMC Chapter 18.12 Supplementary Standards* shall also apply to development in the retail business zone.

D. Design Considerations. The following exterior design requirements apply to a mini storage facility when located adjacent to or across a right-of-way from a residentially zoned or developed property:

1. Architectural Features. Architectural features are to be consistent with the character of the surrounding neighborhood. The following are minimum standards:

- a) Colors are to be muted earth tones including but not limited to gray, off-white and beige.
- b) Fencing is required to be low-maintenance material and articulation at intervals no greater than twenty feet.
- c) All outdoor lighting shall be shielded, reflected, shaded and focused away from adjoining properties.
- d) There must be at least twelve feet of separation between buildings and accessibility for emergency vehicles.

2. Signs. Signs are subject to *CMC 18.12.070 Outdoor and Temporary Signs*.

3. Landscaping and Screening. Landscaping and screening are subject to *CMC 18.12.030 Landscaping, Screening and Maintenance*. The following landscaping and screening requirements apply to all mini storage facilities:

- a) A solid wall, a screening fence or a combination of both achieving a perimeter screening to a minimum of six feet in height is required and shall be located so that a minimum of seventy-five percent of the landscaping area is outside the fence.

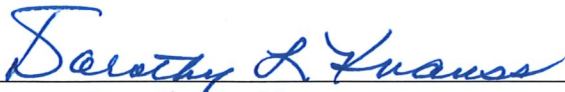
4. Internal circulation. The internal circulation between buildings must be wide enough so that there is a twelve-foot wide travel lane for emergency vehicles to pass while tenants' vehicles are parked at their storage areas. Accesses are required to be gated and monitored.

5. Parking. Parking and internal drives are prohibited in setback areas and shall be consistent with parking requirements in *CMC 18.12.020 Parking and Loading Standards*.

*deb*  
*pjm*

**SECTION 4: SEVERABILITY CLAUSE.** Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**SECTION 5: EFFECTIVE DATE.** This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.



\_\_\_\_\_  
Mayor Dorothy L. Knauss



\_\_\_\_\_  
AUTHENTICATE: Pamela McCart, Clerk/Treasurer

Introduced: January 20, 2021  
Adopted: January 20, 2021  
Published: January 28, 2021