

Chapter 19.190

COMMERCIAL STORAGE OVERLAY ZONE (CS)

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19.190.010 Purpose.

The Commercial Storage Overlay Zone (CS) is established to permit storage uses in areas that are particularly difficult to use due to parcel shape, access, adverse environmental conditions, or in areas where parcels are needed to form a buffer between incompatible uses. It is intended that the CS Overlay Zone be applied where typical development permitted by the base zone is not a practical use of the property. In particular, the CS Overlay Zone is not intended to be applied to valuable commercial or industrial, job producing properties except in usual circumstances. The Commercial Storage (as defined in Article X - Definitions) Overlay Zone may be applied to any zone except the RC, RA-5, R-3, R-4, CRC, any MU, RWY and PF Zones and may be applied in conjunction with other overlay zones. (Ord. 6966 §1, 2007)

19.190.020 Development and Use Standards.

In addition to the development use standards applicable to the base zone, the following standards shall apply. Where conflict exists, the more restrictive standards shall apply.

A. Use Limitations, Including Storage Prohibitions

1. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.
2. No outdoor storage shall be permitted other than for storage of recreational vehicles.
3. Bulk storage of flammable or explosive matter or material as defined by the Uniform Fire Code is prohibited.
4. Storage of any matter or materials that creates obnoxious dust, odor or fumes is prohibited.

B. Use of Shipping Containers Prohibited

The use of prefabricated shipping containers shall not be permitted.

C. Site Development Standards

Development Standards	Requirement
Lot Area (Net) - Minimum	1 acre
Frontage Required on an Arterial or Collector Street - Minimum	100 ft. ¹
Building Height - Maximum	20 ft. ⁴
Distance from any street or any property zoned for residential use - Minimum	20 ft. ^{1, 2, 3}

Notes:

1. Except when setbacks along major streets may require a greater setback.
2. Use of Open Area. Notwithstanding any other provision of this section, open areas, including required setbacks from interior property lines, may be used for driveways, parking, outdoor storage, or landscaping.
3. See Section 19.190.020(l) - Commercial Storage Buildings as Perimeter Walls.
4. Buildings are limited to one story, up to 20 feet in height except that a caretaker's living quarter may be on the second floor of a two-story building up to 30 feet in height.

D. Screening of Outdoor Storage and Doors

1. Where permitted, outdoor storage shall be screened in compliance with regulations set forth in Chapter 19.510 (Outdoor Storage). The height of perimeter walls and buildings shall be sufficient to completely screen recreational vehicle storage from public view.
2. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public rights-of-way.

E. Building and Roof Design

All buildings shall be designed so as to resemble the predominant surrounding development, especially nearby residential uses. In particular design elements shall be included that break up long, monotonous building or roof lines.

F. Street Facades

The design and layout of the street side of the site shall provide a varied and interesting facade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping.

G. Landscaping

Landscaping on the site shall be abundant and provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses especially abutting residential uses and provide visual relief from stark, linear building walls. In addition to any landscaping required for the base zone, all street setbacks must be fully landscaped.

H. Walls

All walls shall be designed to be compatible with the desired character of the area and shall be particularly sensitive to abutting residential uses. Use of rolled razor wire, barbed wire and the like, visible to public view, shall be prohibited. The entire property shall be surrounded by a wall of 6-foot minimum height.

I. Commercial Storage Buildings as Perimeter Wall

Commercial storage buildings can be used as the perimeter wall requiring no setbacks if there are no openings on the sides of the building that would form the perimeter wall.

J. Lighting

Exterior lighting shall be oriented and shielded to avoid spillage onto any surrounding properties. The provisions of Section 19.590.070 (Light and Glare) and the provisions of Chapter 19.556 (Lighting) relating to lighting shall also apply.

K. Noise

For the purposes of minimizing noise impacts, the hours of operation and access to the storage units shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 5 p.m. on Saturday, Sunday, and Federal holidays. To further limit noise impacts, metal roll-up doors shall be lubricated and maintained on a regular basis. The provisions of Chapter 19.590 (Performance Standards) relating to noise as well as the provisions of Title 7 (Noise) shall also apply.

L. Parking and Loading

Adequate loading and unloading areas shall be provided outside of any required fire lanes. Parking and loading shall be provided pursuant to Chapter 19.580 (Parking and Loading).

M. Caretaker's Unit Permitted

One caretaker's unit is permitted per each such development. The caretaker's unit may be located on a second story of a two-story building up to 30 feet in height.

N. Screening of Mechanical Equipment

All roof-supported or ground-supported mechanical equipment shall comply with the regulations set forth in Chapter 19.555 (Outdoor Equipment Screening).

O. Trash Receptacles and Enclosures

1. All trash storage areas shall be located so as to be convenient to the users and where associated odors and noise will not adversely impact the users.
2. The provisions of Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures) regarding requirements for the screening of trash receptacles shall apply. (Ord. 6966 §1, 2007)

19.190.030 Concurrent Site Plan and Design Review Required.

No new building, structure or sign or exterior alteration or enlargement of an existing building, structure or sign shall be commenced in the CS Overlay Zone until Site Plan and Design Review approval have been granted pursuant to Chapters 19.770 (Site Plan Review Permit) and 19.710 (Design Review), respectfully. (Ord. 6966 §1, 2007)