

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY ADDING A DEFINITION FOR SELF-STORAGE FACILITY (LIMITED ACCESS) IN ARTICLE II, TITLED "DEFINITIONS"; BY CREATING A NEW SECTION 3.38, TITLED "SELF STORAGE FACILITIES (LIMITED ACCESS)," AND BY AMENDING SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICTS," TO ADD SELF-STORAGE FACILITIES (LIMITED ACCESS) AS A PRINCIPAL PERMITTED USE , ALL FOR THE PURPOSE OF CREATING A SELF-STORAGE OPTION WITH INDOOR CLIMATE UNITS WITH CENTRALIZED LIMITED ACCESS FOR THE UB-2 DISTRICT.

WHEREAS, this amendment will update the Zoning Ordinance to allow self-storage facilities with indoor climate units and centralized access, to be known as self-storage facilities (limited access), as a permitted use in the UB-2 district as part of a planned unit development, as well as to set forth specific standards for such facilities; and

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has \_\_\_\_\_ the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article II, titled "Definitions," is hereby amended by adding the following new definition to be inserted alphabetically:

ARTICLE II  
DEFINITIONS

SELF-STORAGE FACILITY (Limited Access): A commercial facility containing multiple storage units for lease to individuals or businesses for temporary or long-term self-service storage. These storage facilities provide indoor climate units with centralized limited access. Units with individual exterior access and outdoor storage areas are specifically prohibited.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article III, titled "General Provisions," is hereby amended by creating a new Section 3.38, titled "Self-Storage Facility (Limited Access)," which new section shall read as follows:

Section 3.38 Self-Storage Facility (Limited Access)

1. Minimum lot size shall be two (2) acres.
2. The facility must contain at least 60,000 SF of space including office and support areas and must be a minimum of two stories.
3. Activities within the facility shall be limited to the rental of storage space and the administration and maintenance of the facility. Storage areas shall not be used as workshops or hobby shops, manufacturing and commercial activity.
4. Access to individual storage units shall be internal to the structure.
5. The exterior of indoor storage buildings shall meet the following design standards:
  - i. All floors shall contain a minimum glazed area of thirty-three percent (33%) on all sides visible from a public roadway. Display windows may count for a portion of the transparency.

- ii. Entrances and windows shall include recessed or projecting elements to create shadow and articulation.
  - iii. Façades shall be designed to be viewed from multiple directions with consistent materials and treatments that wrap around all façades visible from a public street.
  - iv. Blank facades, particularly those that appear large and monotonous relative to surrounding development, are not permitted to be visible from public streets or surrounding residential properties.
  - v. The exterior of the building shall have an architectural treatment similar to an office building or urban apartment. Allowable finishes include a combination of brick veneer, EIFS (exterior insulation and finish system), architectural CMU infill and architectural metal panels.
6. Vehicle loading and queuing areas shall not be located between the building and a public street or public space.
  7. Except in areas of the façade with fenestrations, all doors of individual storage units, as well as loading and unloading areas shall be adequately screened from public streets and adjacent properties and shall adhere to Landscaping and Design Standards, Article XIII of this ordinance.
  8. Retail component: A limited access storage facility may have a retail component as a part of the rental office. This component may be devoted to the rental and sale of retail items used for moving and storage including but not limited to hand trucks, cartons, tape, and packing materials. Additional retail components not directly related to the self-storage facility are allowed and encouraged where appropriate but not are required.
  9. Parking Standards: Self-storage facilities containing indoor units with centralized building access shall have one space for every 50 storage units plus one space per every 250 square feet of office space.

Section 3. Ordinance No. 2, titled “The Zoning Ordinance of the City of Oak Ridge, Tennessee,” Section 7.04, titled “UB-2, Unified General Business Districts,” Subsection (a), titled “Permitted Principal Uses,” is hereby amended by adding a new Subpart 22, which new subpart shall read as follows:

Section 7.04 UB-2, General Business Districts

(a) Principal Permitted Uses:

22. Self-Storage Facility (Limited Access), as regulated by Section 3.38, and allowed only when part of an overall Planned Unit Development (PUD) zone designation.

Section 4. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Kenneth R. Krushenski, City Attorney

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Warren L. Gooch, Mayor

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Mary Beth Hickman, City Clerk

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