

**EXHIBIT A**

**ORDINANCE NO. 51-21**

That Section 1222.02 which currently reads as follows:

- 1222.02        DEFINITIONS. (Currently reads as follows:)
- (a)        Words used in this Planning and Zoning Code are used in their ordinary English usage.
  - (b)        However, for the purpose of this Planning and Zoning Code, certain words herein are defined and whenever used in this Planning and Zoning Code, shall have the meaning indicated in this section, except where the context clearly indicates a different meaning.
  - (80)        “Mini/self-storage.” A self-service storage facility comprised of individual storage units available for rent restricted to personal, private access.

**Shall be amended to read as follows: (New language in bold print)**

- 1222.02        DEFINITIONS. (Currently reads as follows:)
- (a)        Words used in this Planning and Zoning Code are used in their ordinary English usage.
  - (b)        However, for the purpose of this Planning and Zoning Code, certain words herein are defined and whenever used in this Planning and Zoning Code, shall have the meaning indicated in this section, except where the context clearly indicates a different meaning.
  - (80)        “Mini/self-storage.” A self-service storage facility comprised of individual storage units available ~~for~~ **to rent or own but** restricted to personal, private access. **In the case of the "Self-Storage Condominium", this is a self-service condominium storage facility that is comprised of a building or complex of buildings containing individual, compartmentalized storage units that are owned by different individuals for the storage of individual possessions, that is restricted to personal, private access and which includes common areas, such as but not limited to access drives, parking spaces, and the open space surrounding the buildings, that are owned and maintained by an owners’ association.**

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That Section 1278.03 that currently reads as follows:

1278.03 SCHEDULE OF PERMITTED USES.

|                                     | <u>M-1<br/>General<br/>Industrial</u> | <u>M-2<br/>Light<br/>Industrial</u> |
|-------------------------------------|---------------------------------------|-------------------------------------|
| (b) <u>Storage and Distribution</u> |                                       |                                     |
| (3) Mini/self storage facility      | SU                                    |                                     |

**Shall be amended to read as follows: (New language in bold print)**

1278.03 SCHEDULE OF PERMITTED USES.

|                                                                         | <u>M-1<br/>General<br/>Industrial</u> | <u>M-2<br/>Light<br/>Industrial</u> |
|-------------------------------------------------------------------------|---------------------------------------|-------------------------------------|
| (b) <u>Storage and Distribution</u>                                     |                                       |                                     |
| (3) Mini/self-storage facility <b>and<br/>Self-Storage Condominiums</b> | SU                                    | <b>SU</b>                           |

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That Section 1280.05 that currently reads as follows:

MINIMUM LOT AND YARD REGULATIONS FOR  
SPECIAL USES IN NONRESIDENTIAL DISTRICTS

| Special Use                    | <u>Special Use<br/>in District</u> | <u>Minimum Lot Requirements</u> |              | <u>Also See<br/>Section:</u> |
|--------------------------------|------------------------------------|---------------------------------|--------------|------------------------------|
|                                |                                    | <u>Area</u>                     | <u>Width</u> |                              |
| (p) Mini/self storage facility | M-1                                | 2 acres                         | 200 ft.      | 1280.06(t)                   |

**Shall be amended to read as follows: (New language in bold print)**

MINIMUM LOT AND YARD REGULATIONS FOR  
SPECIAL USES IN NONRESIDENTIAL DISTRICTS

| Special Use                                                                          | <u>Special Use<br/>in District</u> | <u>Minimum Lot Requirements</u> |              | <u>Also See<br/>Section:</u> |
|--------------------------------------------------------------------------------------|------------------------------------|---------------------------------|--------------|------------------------------|
|                                                                                      |                                    | <u>Area</u>                     | <u>Width</u> |                              |
| (p) Mini/self-storage facility<br><b>and</b><br><b>Self-Storage<br/>Condominiums</b> | M-1, <b>M-2</b>                    | 2 acres                         | 200 ft.      | 1280.06(t)                   |
|                                                                                      |                                    |                                 |              |                              |

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That Section 1280.06 which currently reads as follows:

1280.06 SUPPLEMENTAL REGULATIONS FOR CERTAIN USES.

The following are specific conditions, standards and regulations for certain special uses and are in addition to the criteria and standards set forth in Sections [1280.02](#) through [1280.05](#).

(t) Mini/Self Storage Facility.

- (1) The leases for all self-storage units shall include clauses prohibiting the following:
  - A. The storage of flammable liquids or radioactive, highly combustible, explosive or hazardous materials.
  - B. The use of property for uses other than dead storage.
- (2) The Fire Department shall be provided with 24-hour access to the grounds. A lockbox shall be provided for its use.
- (3) The maximum size of individual storage compartments shall be 500 square feet.
- (4) Such uses should be located on an arterial street.

**Shall be amended to read as follows: (New language in bold print)**

(t) Mini/Self Storage Facility.

- (1) The leases/**contracts** for all self-storage units **and self-storage condominiums** shall include clauses prohibiting the following:
  - A. The storage of flammable liquids or radioactive, highly combustible, explosive or hazardous materials.

- B. The use of property for uses other than dead storage.
- (2) The Fire Department shall be provided with 24-hour access to the grounds. A lockbox shall be provided for its use.
  - (3) The maximum size of individual storage compartments shall be **1,200** square feet.
  - (4) Such uses **shall** be located on an arterial **or collector** street.
  - (5) **All storage shall be within a completely enclosed building. Unless otherwise permitted by this Code or specifically authorized by City Council as part of the Special Use Permit, the outdoor storage of inventory, materials, vehicles, or merchandise is prohibited.**
  - (6) **No commercial business activities such as retail or wholesale sale, repair, fabrication, or servicing of goods, motor vehicles, appliances, equipment, or materials shall be conducted from the storage unit.**
  - (7) **Storage Condominium may not be used for Residential purposes.**
  - (8) **Covenants and By-Laws of the Property Owners Association (POA) must be submitted and approved by the Law Director prior to final approval of the Special Use Permit by City Council.**
  - (9) **Any violation of any of the provisions set forth herein shall constitute a violation of the Planning and Zoning Code, the penalty for which is set forth in Chapter 1238.**