

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. 4955

AN ORDINANCE AMENDING SECTIONS OF TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE REGARDING 21.10.020 THE DEFINITION AND USE SPECIFIC STANDARDS FOR MINI-WAREHOUSE USES IN THE CITY OF GRAND JUNCTION

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being responsive to the community's desires and market conditions. Accordingly, the City works to review and amended the Code as necessary to achieve those objectives.

The proposed amendments modernize the code and reduce redundancy while modify the standards for the mini-warehouse use with landscaping, architectural, and site design requirements that are intended to help mini-warehouses become more aesthetically attractive. The proposed Code revisions also modify the amount of parking required for mini-warehouses and make the definition of "Mini-Warehouse" consistent with the definition currently provided in the use specific standards.

After public notice and public hearing, the Grand Junction City Council finds that the Code amendments provided for in this ordinance are necessary to maintain effective regulations to implement the Comprehensive Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Section 21.04.010 Use Table is amended as follows (deletions struck through):

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted																									
USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.	
Self-Service Storage uses providing separate storage areas for individual or business uses	Mini-Warehouse										C	C			C	A	A			A	A	A	A		21.04.030 (g) & 21.04.020 (e)

Section 21.04.020 (s) is amended as follows (deletions struck through):

~~(s) Self-Service Storage.~~

~~(1)—Characteristics. Self-service storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.~~

~~(2)—Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the self-service storage use. The rental of trucks or equipment is also not considered accessory to a self-service storage use.~~

~~(3)—Examples. Examples include facilities that provide individual storage areas for rent. These uses are also called mini-warehouses.~~

~~(4)—Exceptions. A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the warehouse and freight movement category.~~

Section 21.04.030 (g) is amended as follows (additions underlined, deletions struck through):

(g) Mini-Warehouse.

~~(1)—Purpose. This subsection sets standards for the establishment and maintenance of safe and attractive mini-warehouse developments that will remain a long-term asset to the community. A “mini-warehouse” shall mean a structure or group of structures for the dead storage of customers’ goods and wares where individual stalls or lockers are rented out for storage and where one or more stalls or lockers has less than 500 square feet of floor area.~~

~~(2)—Fencing and Screening.~~

~~(i)—Screening and buffering shall be provided in accordance with GJMC 21.06.040(e) and (f).~~

~~(ii)—Signs or other advertising mediums shall not be placed upon, attached to, or painted on any required walls or fences.~~

~~(3)—Landscaping. All setbacks shall be landscaped in conformance with GJMC 21.06.040(b) and shall provide appropriate visual screening and/or buffering for adjacent properties.¹~~

~~(4)—Architectural Standards. Mini-warehouse units provided in conjunction with multifamily housing shall be similar in architectural design and materials to the multifamily structure.~~

~~(5) — Commercial Activity Prohibited. Sales, other than an occasional sale, estate sale or lien foreclosure sale from or at a mini-warehouse is specifically prohibited.~~

~~(i) — It shall be unlawful for any owner, operator or lessee of any mini-warehouse or portion thereof to offer for sale, or to sell any item of personal property, or to conduct any type of commercial activity of any kind whatsoever, other than leasing of the storage units, or to permit same to occur upon any area designated as a mini-warehouse; except, one estate sale or other sale of two days or less per calendar quarter shall be allowed per property.~~

~~(ii) — The Director may take appropriate legal or administrative action necessary to halt or prohibit any commercial activity from any mini-warehouse other than the leasing of storage units.~~

~~(6) — Storage Only.~~

~~(i) — No activity other than storage and rental of storage units shall be conducted on the premises.~~

~~(ii) — No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage and meet outdoor storage requirements of GJMC 21.04.040.~~

~~(7) — Signage. Signage shall conform to the provisions of GJMC 21.06.070. Storage units shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.~~

~~(8) — Accessibility/Circulation. Vehicular ingress-egress shall provide for safe access by customers and emergency vehicles and shall be paved.~~

~~(9) — Height. Building height shall not exceed 18 feet.~~

~~(10) — Off-Street Parking and Driveways Standards.~~

~~(i) — Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only and at least 30 feet wide when cubicles open onto both sides of the lane.~~

~~(ii) — Two parking spaces shall be provided adjacent to the manager's office.~~

~~(iii) — One parking space for every 200 storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two such spaces shall be provided.~~

~~(iv) — Required parking spaces may not be rented as or used for vehicular storage; however, additional parking areas may be provided for recreational vehicle storage or trucks rented for moving storage items, provided that it is adequately screened in conformance with this code.~~

(1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini-warehouses, including those that provide indoor and/or outdoor units.

(2) Accessory uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.

(3) Uses prohibited.

(i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale, or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.

(ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.

(4) Landscaping and Screening. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:

(i) A 30-inch-high by 10 feet wide landscaped berm is required between storage units and the abutting public right-of-way. The berm shall include trees that are planted every 30 feet.

(ii) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units. Landscape islands shall be planted with shrubs that reach at least 5 feet of height at maturity.

(5) Off-Street Parking and Driveways Standards.

(i) Drive aisles within outdoor mini-warehouses facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.

(ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(6) Architectural and Site Design Standards. All mini-warehouses shall meet the following standards.

(i) Mini-warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30% of the street-facing façade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

(a) tower feature.

(b) façade articulations on the street-facing façade.

(c) roofline articulations in the street-facing façade.

(d) decorative lighting on the street-facing façade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing façade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(7) Signage. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini-warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

Section 21.06.050 (c) is amended as follows (additions underlined, deletions struck through):

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF VEHICLE SPACES
Self-Service Storage	Self-Service Storage <u>Mini-Warehouse</u>	4 per 8 storage units + 1 per employee on maximum shift <u>2 per development</u>

Section 21.10.020 is amended as follows (additions underlined, deletions struck through):

Mini-warehouse means a structure or group of structures containing separate, individual, and private storage spaces of varying sizes, leased or rented on individual leases for varying periods of time.

Introduced on first reading this 19th day of August, 2020 and ordered published in pamphlet form.

Adopted on second reading this 2nd day of September, 2020 and ordered published in pamphlet form.

ATTEST:


Deputy City Clerk


Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4955 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of August 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 2nd day of September 2020, at which Ordinance No. 4955 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 4th day of September 2020.


Deputy City Clerk

Published: August 21, 2020
Published: September 4, 2020
Effective: October 4, 2020

