

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 765 – Amending SMC 20.40 for Self Storage Facilities
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Rachael Markle, Director
ACTION:	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On August 8, 2016, the Council adopted Ordinance No. 754 which enacted a six (6) month moratorium that immediately prohibited the City from accepting, processing, and/or approving all applications or permits for any new self-service storage facilities for six months. The moratorium was in response to an influx of pre-application meetings and inquiries related to development of these facilities within a relatively short period of time. Therefore, the Council needs to determine how to regulate self-service storage facilities on or before the expiration of the moratorium on February 8, 2017.

RESOURCE/FINANCIAL IMPACT:

Private investments could be impacted by either continuing the moratorium or by the adoption of new regulations. Adoption of the Planning Commission recommendation would allow four (4) out of the six (6) proposed self-storage facilities to move forward with permitting reducing potential financial impacts for these property owners/investors.

However, the application of restrictions and prohibitions on self-storage development may allow other uses to be permitted that would generate more tax revenue. A strong retail establishment would generate property tax, sales tax and utility tax. A multi-family building will yield more property tax (Multifamily Tax Exemptions delay this benefit) and utility tax than a self-storage facility. The long term impacts related to tax revenue generation are speculative.

RECOMMENDATION

Staff recommends that the Council adopt the Planning Commission recommendation on Ordinance No. 765 with or without amendments proposed by the City Council.

Approved By: City Manager **DT** City Attorney **MK**

INTRODUCTION

Self-Storage Facilities are currently not listed in the City's zoning use table except in SMC Table 20.40.160 Station Area Uses. Ordinance No. 754's moratorium on these facilities was prompted by an unusually large number of inquiries regarding the establishment of such facilities and the lack of clear development regulations to adequately address this use. The reason for the moratorium was not only to allow time for staff to analyze and the public to consider where and/or under what conditions to allow self-storage facilities in the City, but to determine how these facilities can be designed to be consistent with the goals and policies of the surrounding community.

Consideration of the design is because there are some areas the City has devoted considerable time and resources to create subarea and/or community renewal plans that establish a vision for future development. The City also has many Comprehensive Plan policies envisioning how certain areas of the City are to be developed. These goals, policies, and plans serve as the foundation for any regulatory change recommended.

BACKGROUND

This year, staff began to see a substantial interest in potential new self-storage facilities being located in Shoreline. This included:

- Issuing development permits for two (2) self-storage facilities;¹
- Conducting six (6) pre-application/consultations meetings for potential future construction of self-storage facilities;² and
- Identification of self-storage facilities proposed for construction directly adjacent to or across from other self-storage facilities.³

This activity prompted discussion regarding how the City regulates this use. Based on these discussions, pursuant to state law (RCW 35A.63.220 and 36.70A.390) on August 8, 2016, Council enacted a city-wide moratorium for six months on the acceptance of permit applications for self-storage facilities via the adoption of Ordinance No. 754. The staff report for this Council action can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport080816-8b.pdf>.

As required by state law, the Council held a public hearing on October 3, 2016. The following is a link to that staff report:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/Agendas/Agendas2016/100316.htm>

The Planning Commission met on September 15, 2016 and October 6, 2016 to discuss Development Code amendments related to self-storage facilities. Staff reports, videos

¹ These two sites are located near 145th and Bothell Way and 165th and Aurora Avenue.

² These six sites are located near 170th and Aurora Avenue, 192nd and Aurora Avenue, 195th and Aurora Avenue, 15th Avenue and 175th, Ballinger Way and 19th Ave, and 145th and Bothell Way.

³ Such as the proposed developments at 192nd and 195th and Aurora.

and minutes from these meetings can be accessed using the following links:

September 15, 2016:

<http://www.cityofshoreline.com/Home/Components/Calendar/Event/9531/182?toggle=all>
[past](#)

October 6, 2016:

<http://www.cityofshoreline.com/Home/Components/Calendar/Event/9542/182?toggle=all>
[past](#)

The Planning Commission held a Public Hearing on draft Ordinance No. 765 on November 3, 2016. The Planning Commission's recommendation, public testimony and staff report from the hearing can be viewed from the following link:

<http://www.cityofshoreline.com/Home/Components/Calendar/Event/9541/182?toggle=all>
[past](#)

The City Council last discussed this issue at the November 28, 2016 meeting. The Council reviewed the Planning Commission's recommendation on draft Ordinance No. 765. A link to this staff report and meeting materials follows:

<http://www.cityofshoreline.com/government/shoreline-city-council/live-and-video-council-meetings>

DISCUSSION

Staff presented the Planning Commission's recommendation to the Council at the November 28, 2016 meeting. The proposed regulations include:

- 1) Updates and new definitions related to self-storage facilities;
- 2) Where self storage facilities should be located;
- 3) Restrictions on the use of self storage facilities; and
- 4) Design standards specific to self-storage facilities.

Please see Attachment A Exhibit A for all proposed amendments to the Development Code related to self-storage facilities.

The Council did not request any specific changes to the Planning Commission recommendation at the November 28th meeting. Members of the Council did ask for some additional information that may be used to formulate amendments on December 12th. These requests included:

1. **Glazing:** Additional analysis on the percentage of glazing (glass) that should be required above the ground floor on self storage buildings;
2. **Signs:** Applicable sign regulations for self storage facilities in the Mixed Business and Community Business zones including illustrations/photographs;
3. **Green features:** Feasibility of requiring an environmental design feature such as solar panels or green roof for self storage facilities; and
4. **Alternatives to Glazing:** Photographs of different ways to address "blank walls" and compatible design.

Glazing:

The Planning Commission recommended the following Supplemental Index Criteria:

SMC 20.40.505 Self-storage facility:

...

5. A minimum window area shall be 20% percent of each floor above the ground floor of a self- storage facility building that is visible from a street or facing a right of way.

This index criterion supplements the City’s Commercial design standards found in SMC 20.50 Subchapter 4. The Subchapter 4 requires that a minimum of 50% of the ground floor façade be covered with windows. The proposed criterion requires that 20% of the street facing facades above the ground floor also be covered with windows. The purpose is to ensure that self storage facilities are designed similarly to other commercial structures in the zone.

The following table suggests some of the pros and cons associated with requiring windows also known as glazing or transparency

Pros	Cons
Mimics typical multi story construction in the Mixed Business (MB) & Community Business (CB) zones supporting compatible development	Decreases energy efficiency of building
Adds natural light into the facility	Contributes to glare during the day and light pollution at night
Breaks up facades and helps to prevent large blank walls which is an important aspect for placemaking & walkability	Decreases privacy for neighboring properties especially residential properties
Glazing on the street facing side of buildings makes them more marketable	Could result in contents of individual storage units being visible through the glass
	Windows reduce the net useable area in the building resulting in a less efficient use of space

The question is how much glazing (windows) is required to achieve this goal? We have received feedback from developers of self storage that requiring 20% of the upper floors to be comprised of windows is too much. Below are excerpts from a few Development Codes that require windows above the ground floor:

City of Issaquah

18.07.527(B)(2) Windows: Have at least forty (40) percent of each facade at each floor composed of exterior wall openings filled with actual windows or designed to have the external appearance of the same in a manner consistent with the International Building Code (IBC). Such treatment may be omitted from those portions of facades that face inward to a self-storage development and are not visible from any surrounding right-of-way or property.

Draft City of Arvada, CO Self Storage Standards

Transparency.

- a. Street-facing walls of the Tower shall include windows or glass doors such that not less than 20 percent of the street-facing wall plane is transparent.

b. All other building elevations shall include windows (or translucent cladding materials that closely resemble windows) such that not less than 7.5 percent of said elevations provide either transparency or the illusion of transparency when viewed from the abutting street or property.

City of Bellingham

20.25.060 Large retail facility design.(B)(1) b. Facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 60 percent of their horizontal length.

City of Lynnwood

21.46.119 (D)(3)b. Ground and Upper Floor Facades. Ground and upper floor facades for self-service storage facility buildings in commercial zones shall meet the following requirements:

...

i. The ground floor transparency requirements of the commercial districts design guidelines shall also apply to each floor above the ground floor of a self-service storage facility building that is visible from a street or from a residentially zoned area. *NOTE: Commercial District Guidelines range from 15% to 60% transparency (glass) requirements depending on how close the building is to an arterial street.*

Attachment B - Examples of Buildings with Glazing + Percent Glazing estimates

For comparison, Attachment B contains examples of buildings with glazing (glass/transparency) and the estimated percentage of glazing used.

Analysis

Required percentages for windows above the ground floor ranges between 7.5% and 60% based on the examples staff found. If the Council were interested in reducing the percentage of windows required above the ground floor, staff would recommend an approach similar to the City of Arvada. Arvada requires a reduced percentage of glass (7.5%) to be used on facades that do not face streets and 20% on street facing facades.

The Planning Commission recommendation does not necessarily limit the 20% glass requirement to just the facades that face streets as it also includes parts of a self-storage facility that would be visible from a street. Depending on topography, existing development and landscaping all four sides of a building could be visible from a street necessitating 20% of all floors above the ground floor to be glass. Also, the Planning Commission recommendation requires that 20% of the upper floors of a self-storage facility visible from a right of way be comprised of glass which would include the Interurban Trail. These windows would in many cases be visible to the residential uses to the east. Furthermore, it may prove difficult for staff to determine precisely what will be visible from a street.

Staff Recommended Alternative:

SMC 20.40.505 Self-storage facility:

...

5. Each floor above the ground floor of a self-storage facility building that is facing a street shall at a minimum be comprised of 20% glass. All other building elevations shall include windows (or translucent cladding materials that closely resemble windows) such that not less than 7.5 percent of said elevations provide either transparency or the illusion of transparency when viewed from the abutting street or property.

Alternatives to Glazing

Glazing is proposed as a requirement for self storage buildings as a method to ensure that these structures contribute to place making in the City's commercial zones. There are other blank wall treatments that could be employed in addition to glazing to achieve similar results. If Council were interested, a regulation could be drafted to require a percentage of a façade to incorporate an eye catching material, or mural, or living wall installation to add interest to the building. Please See Attachment D – Examples of Blank Wall Treatments. However, staff does not recommend adoption of this type of an amendment as part of Ordinance 765 due to the potential for creating conflicts with both existing and proposed design regulations. If directed, staff could bring back an amendment related to blank wall treatments with a subsequent round of Development Code amendments while allowing for the resolution of the moratorium on December 12th.

Signs in the MB and CB zones

Council is considering self-storage development in CB and MB zones only. Councilmember Salomon requested information on the size of monument and building-mounted signs in these zones. In CB zones monument signs are limited to 80 square feet and 6 feet in height and building-mounted signs are limited to 25 square feet per business.

In MB zones monument signs are limited to 100 square feet and 12 feet in height and building mounted signs are limited to 50 square feet per business. The requirement for a monument signs means that no pole signs are allowed. These signs must be facing the street frontage or parking lot. Sign background for both have to be opaque with internally lit letters and graphics. Changing message center signs are allowed as exceptions in CB and MB zones with a 20 second intervals minimum. Please see Attachment C – MB and CB sign examples.

Green Features

Council asked staff to research the possibility of requiring self storage facility developments to install green (vegetated) roofs and/or solar panels to offset the heat related impacts of large flat roofs. Staff recommends that Council require self storage facilities to be Leadership in Energy and Environmental Design (LEED) Certified instead of requiring self storage facilities to install vegetated roofs and/or solar panels. The

installation of a vegetated roof or solar panels can be used to become LEED Certified and also includes a combination of several other green features to be employed to meet the certification. Staff recommends LEED Certification over mandating a green roof or solar panels for the following reasons:

Vegetated Roof	Solar Panels
Staff does not know what percent of a total self storage facility roof would be reasonable to require to be vegetated. LEED Certification uses formulas to determine the heat island effect reduction benefit based on various percentages of a roof being vegetated.	Staff does not know how many solar panels or the percent of energy production to require for new self storage facilities. LEED Certification quantifies the percent renewable energy by awarding a range of points based on a percentage of energy produced.
Vegetated roofs are very heavy; are difficult to maintain over time; and have been known to leak.	
Unlike multi-family projects, the green roofs on self-storage facilities would not be used by people for green space.	
LEED Certification allows for environmental benefits and provides options for the developers; owners and users of these properties. An independent (not City staff) LEED certified evaluator would determine compliance.	

LEED Certification for Building Design and Construction (BD+C)for new construction is based on earning 45 points out of a possible 110. Points may be earned in the following categories: sustainable sites (ex. heat island effect reduction roof and nonroof=1 point, light pollution reduction= 1point); water efficiency (ex. water efficient landscaping=4 points), energy and atmosphere (ex. green power = 2 points, onsite renewable energy = 7 points); materials and resources (ex. materials reuse= 2 points, regional materials = 2 points); indoor environmental quality (ex. controllability of lighting system = 1 point); innovation; and regional priority. There are many examples of self storage facilities that have achieved LEED Certification registered in the online LEED directory. Although there are higher levels of achievement than Certified available through LEED including Silver, Gold and Platinum, staff did not see many examples of self-storage facilities achieving these levels. For more information on the U.S. Green Building Council LEED Certification programs please use following link: <http://www.usgbc.org/leed?gclid=CNC6yc6i3NACFcNafgodaOoHuQ>

Potential Council Amendments

The Council also agreed to submit potential amendments to the Planning Commission’s recommendation to staff prior to the publish date for this report if possible. Two potential amendments were received.

Councilmember Salomon requested a potential amendment to create a maximum size limit for self storage facilities. The gross square footage of the proposed facilities represents viable sizes for such developments in the area. Therefore staff based its

recommendation on the average gross square footage of the proposed facilities. In conversations with Public Storage representatives, staff also learned that a large facility would be about 200,000-300,000 gross square feet.

Proposed Gross Square Footage of Potential Self-Service Storage Facilities Based on Code Interpretation Applications

	Address	Proposed Gross Square Footage
1	19237 Aurora Ave N	105,000 sq. ft.
2	19022 Aurora Ave N	195,000 sq. ft.
3	17000 Aurora Avenue N	150,000 sq. ft.
4	20029 19 th Ave NE	84,000 sq. ft.
5	17703 15 th Ave NE	130,000 sq. ft.
6	14553 Bothell Way NE	120,000 sq. ft.

Staff recommends 130,000 gross square foot maximum. 130,000 gross square feet is the average size of the proposed self-storage facilities. The following language could be used to pose such an amendment:

Add a new SMC 20.40.505(C)(2) and renumber SMC 20.40.505(C) 2. Self-storage facilities shall not exceed 130,000 gross square feet.

Deputy Mayor Winstead requested a potential amendment to implement a ¼ mile distance between self-storage facilities on Aurora Avenue only. The following language could be used to pose such an amendment:

Add a new SMC 20.40.505(A)(2) Self-storage facility and renumber. SMC 20.40.505(a) 2. New self-storage facilities abutting Aurora Avenue shall not be located within a ¼ mile measured from the property line of the proposed site to another existing or permitted self-service storage facility.

NEXT STEPS (If Applicable)

Date	Action
February 8, 2017	The six (6) month moratorium ends or would need to be continued if regulations are not adopted

STAKEHOLDER OUTREACH

Staff provided ongoing information to all known representatives for the six proposed self-storage facilities about the City’s process to resolve the moratorium. Additionally, staff had in person meetings, phone calls and email exchanges with most, if not all of the representatives.

COUNCIL GOAL(S) ADDRESSED

Goal 1: Strengthen Shoreline's economic base to maintain the public services that the community expects

RESOURCE/FINANCIAL IMPACT

Private investments could be impacted by either continuing the moratorium or by the adoption of new regulations. Adoption of the Planning Commission recommendation would allow four (4) out of the six (6) proposed self-storage facilities to move forward with permitting reducing potential financial impacts for these property owners/investors.

However, the application of restrictions and prohibitions on self-storage development may allow other uses to be permitted that would generate more tax revenue. A strong retail establishment would generate property tax, sales tax and utility tax. A multi-family building will yield more property tax (Multifamily Tax Exemptions delay this benefit) and utility tax than a self-storage facility. The long term impacts related to tax revenue generation are speculative.

RECOMMENDATION

Staff recommends that the Council adopt the Planning Commission recommendation on Ordinance No. 765.

ATTACHMENTS

- Attachment A Draft Ordinance No. 765
- Exhibit A Proposed Amendments
- Attachment B Examples of Buildings with Glazing + Percent Glazing estimates
- Attachment C MB and CB Sign Examples
- Attachment D Examples of Blank Wall Treatments

ORDINANCE NO. 765

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING CERTAIN SECTIONS OF THE SHORELINE MUNICIPAL CODE (SMC) TITLE 20, THE UNIFIED DEVELOPMENT CODE, INCLUDING ESTABLISHING A NEW SECTION, SMC 20.40.505 SETTING FORTH REGULATIONS FOR SELF-STORAGE FACILITIES, AND REPEALING THE MORATORIUM ESTABLISHED BY ORDINANCE NO. 754.

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70A RCW; and

WHEREAS, on August 8, 2016, pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City adopted Ordinance No. 754 imposing a six month moratorium on the filing, acceptance, processing, and/or approval of all new self-service storage facility applications or permits within all zoning districts within the City; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the amendment(s) to its Unified Development Code; and

WHEREAS, the environmental impacts of the amendments to SMC Title 20, the City's land use development regulations, resulted in the issuance of a Determination of Non-Significance (DNS) on October 13, 2016; and

WHEREAS, on October 3, 2016, the City Council held a public hearing on the moratorium as required by RCW 35A.63.220 and RCW 36.70A.390; and

WHEREAS, on September 15, 2016 and on October 6, 2016, the City of Shoreline Planning Commission reviewed the proposed Development Code amendments; and

WHEREAS, on November 3, 2016, the City of Shoreline Planning Commission held a public hearing on the proposed Development Code amendments so as to receive public testimony; and

WHEREAS, at the conclusion of public hearing, the City of Shoreline Planning Commission deliberated on the proposed Development Code amendments, passed several modifications to the proposal submitted by Planning Staff, and

recommend approval of the Development Code amendments, as amended, to the City Council; and

WHEREAS, on November 28, 2016, the City Council held a study session on the proposed Development Code amendments; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, the City provided public notice of the amendments and the public hearing as provided in SMC 20.30.070; and

WHEREAS, the City Council has determined that the amendments are consistent with and implement the Shoreline Comprehensive Plan and serves the purpose of the Unified Development Code as set forth in SMC 20.10.020;

THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Amendment. Title 20 of the Shoreline Municipal Code, Unified Development Code, is amended as set forth in Exhibit A to this Ordinance.

Section 2. Repealer. Ordinance No. 754 imposing a six month moratorium on the filing, acceptance, processing, and/or approval of all new self-service storage facility applications or permits within all zoning districts within the City is repealed in its entirety.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON _____, _____, 2016.

Mayor Christopher Roberts

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik-Smith
City Clerk

Margaret King
City Attorney

Date of Publication: , 2016
Effective Date: , 2016

DRAFT ORDINANCE NO. 765

20.20.046 S definitions.

Self-Service Storage Facility ~~An establishment containing separate storage spaces that are leased or rented as individual units. Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to the space for the purpose of storing and removing personal property on a self-service basis, but does not include a garage or other storage area in a private residence. No occupant may use a self-storage facility for residential purposes. Self-storage facility is synonymous with self-service storage facility, mini-warehouse, and mini-storage.~~

20.20.054 W definitions.

...

Warehousing and Wholesale Trade Establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public. Warehousing does not include self -storage facilities.

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
RETAIL/SERVICE									
532	Automotive Rental and Leasing						P	P	P only in TC-1
81111	Automotive Repair					P	P	P	P only in

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	and Service								TC-1
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	C	P	P	P	P
513	Broadcasting and Telecommunications							P	P
812220	Cemetery, Columbarium	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
	Houses of Worship	C	C	P	P	P	P	P	P
	Construction Retail, Freight, Cargo Service							P	
	Daycare I Facilities	P-i	P-i	P	P	P	P	P	P
	Daycare II Facilities	P-i	P-i	P	P	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	C-i	P-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i	C-i		P-i	P-i	P-i
447	Fuel and Service Stations					P	P	P	P
	General Retail Trade/Services					P	P	P	P
811310	Heavy Equipment and							P	

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	Truck Repair								
481	Helistop			S	S	S	S	C	C
485	Individual Transportation and Taxi						C	P	P only in TC-1
812910	Kennel or Cattery						C-i	P-i	P-i
	Library Adaptive Reuse	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
31	Light Manufacturing							S	P
	Marijuana Operations – Medical Cooperative	P	P	P	P	P	P	P	P
	Marijuana Operations – Retail					P	P	P	P
	Marijuana Operations – Processor							S	P
	Marijuana Operations – Producer							P	
441	Motor Vehicle and Boat Sales							P	P only in TC-1
	Professional Office			C	C	P	P	P	P
5417	Research, Development and Testing							P	P
484	Trucking and Courier Service						P-i	P-i	P-i

Table 20.40.130 Nonresidential Uses

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	TC-4	NB	CB	MB	TC-1, 2 & 3
	<u>Self-Storage Facilities</u>						<u>P-i</u>	<u>P-i</u>	
541940	Veterinary Clinics and Hospitals			C-i		P-i	P-i	P-i	P-i
	Warehousing and Wholesale Trade							P	
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i	P-i	P-i
P = Permitted Use		S = Special Use							
C = Conditional Use		-i = Indexed Supplemental Criteria							

(Ord. 735 § 1, 2016; Ord. 734 § 4, 2016; Ord. 695 § 1 (Exh. A), 2014; Ord. 669 § 1 (Exh. A), 2013; Ord. 654 § 1 (Exh. 1), 2013; Ord. 643 § 1 (Exh. A), 2012; Ord. 560 § 3 (Exh. A), 2009; Ord. 469 § 1, 2007; Ord. 317 § 1, 2003; Ord. 299 § 1, 2002; Ord. 281 § 6, 2001; Ord. 277 § 1, 2001; Ord. 258 § 5, 2000; Ord. 238 Ch. IV § 2(B, Table 2), 2000).

SMC 20.40.505 Self-storage facility.

A. Location of self-storage facilities.

1. Self-storage facilities shall not be permitted on property located on a corner on an arterial street. For the purposes of this criterion, corners are defined as all private property adjacent to two or more intersecting arterial streets for a minimum distance of 200 feet in

length by a width of 200 feet as measured from the property lines that face the arterials

2. Self-storage facilities shall not be permitted in the Aurora Square Community Renewal Area.

3. In the Community Business zone, self-storage facilities are allowed adjacent to Ballinger Way NE, 19th Ave NE and Bothell Way NE only.

B. Restrictions on use of self-storage facilities.

1. The only activities permitted in individual storage units shall be the rental of the unit and the pickup and deposit of goods and/or property in storage. Storage units shall not be used for activities such as: Residences, offices, workshops, studios, hobby or rehearsal areas.

Self-storage units shall not be used for:

a. Manufacturing, fabrication, or processing of goods, service or repair of vehicles, engines, appliances or other electrical equipment, or any other industrial activity is prohibited.

b. Conducting garage or estate sales is prohibited. This does not preclude auctions or sales for the disposition of abandoned or unclaimed property.

c. Storage of flammable, perishable or hazardous materials or the keeping of animals is prohibited.

2. Outdoor storage is prohibited. All goods and property stored at a self-storage facility shall be stored in an enclosed building. No outdoor storage of boats, RVs, vehicles, etc., or storage in outdoor storage pods or shipping containers is permitted.

C. Additional design requirements.

1. Self-storage facilities are permitted only within multistory structures.

2. All storage units shall gain access from the interior of the building(s) or site – no unit doors may face the street or be visible from off the property.

3. Loading docks, entrances or bays shall be screened.

4. Fences and walls including entry shall be compatible with the design and materials of the building(s) and site. Decorative metal or wrought iron fences are preferred. Chain-link (or similar) fences, barbed or razor wire fences, and walls made of precast concrete blocks are prohibited. Fences or walls are not allowed between the main or front building on the site and the street. Landscape areas required by the design guidelines or elsewhere in this code shall not be fenced.

5. A minimum window area shall be 20% percent of each floor above the ground floor of a self- storage facility building that is visible from a street or facing a right of way.

6. Unfaced concrete block, painted masonry, tilt-up and pre-cast concrete panels and prefabricated metal sheets are prohibited. Prefabricated buildings are not allowed.

7. Exterior colors, including any internal corridors or doors visible through windows, shall be muted tones.

8. Prohibited cladding materials include: (1) un-backed, non-composite sheet metal products that can easily dent); (2) smooth face CMUs that are painted or unfinished; (3) plastic or vinyl siding; and (4) unfinished wood.

9. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes.

Attachment B Examples of Buildings with Glazing + Percent Glazing estimates

Approximately 20% Window Coverage



Approximately 25% Window Coverage



Attachment B Examples of Buildings with Glazing + Percent Glazing estimates

Approximately 30% Window Coverage

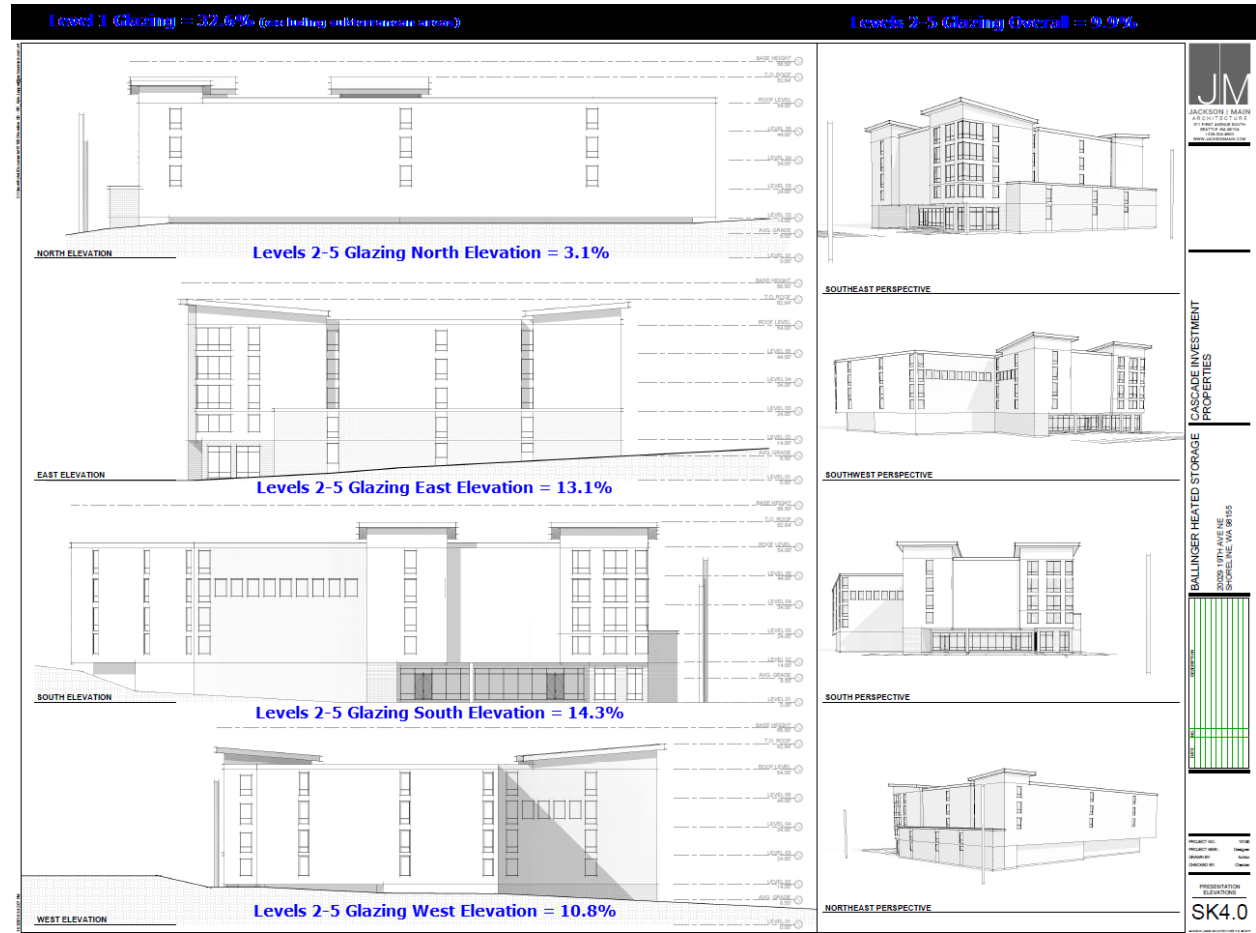


Approximately 35% Windows Coverage



Attachment B Examples of Buildings with Glazing + Percent Glazing estimates

Proposed Ballinger Storage 20029 19th Avenue



Overall Glazing for entire project = 12.3%

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Example of a monument sign:

Community Business (CB) monument sign – 50 sq. ft. @ 6 feet high



Example of a monument sign:

Mixed Business (MB) – 100 sq. ft. of sign @ 12 feet tall



Aluminum Skin and Screens



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Living Wall



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Painted Mural



Open Fin Panels



3D Window Insets



To-Scale Murals



Super Graphics



3D Plastic Texture Modules

