

# ARTICLE 30.00

## SELF-SERVICE STORAGE FACILITIES REGULATIONS

### SECTION 30.01

Self-Service Storage Facility: A commercial facility consisting of individual storage units that are typically rented on a month-to-month basis for the purpose of storing personal, household, or business items. \*ORC 5322.01(A)

#### A. RESTRICTIONS AND REQUIREMENTS:

Self-Service Storage Facilities as part of

C/I are required to have:

1. A Self-Service Storage Facilities' office staffed on site a minimum of Two (2) hours daily and contact person information posted on the office for Coventry emergency personnel use.
2. Central sewer and water for mandatory office facility building.
3. All utilities including phone, electric, cable, etc. are required to be underground.
4. All access drive aprons (ingress and egress) shall have a maximum width of 40' and shall meet government as specified in The Summit County Engineers Drive and Access Manual. Drives shall be of asphalt or concrete surfaces. Curbing and street lighting along all streets are required. All street lighting shall be attractive and comply (see Article 29.00).
5. No building, structure, lot, or land shall be used except to provide temporary indoor storage for legal personal or business property.
6. Access permitted from 7 am to 10 pm. No twenty-four (24) hour access.
7. No objectionable by-products such as odors, smoke, dust, refuse, electromagnetic interferences, noise, etc. are permitted.
8. No outdoor storage is permitted.
9. The Self-Service Storage Facility is required to have an on-site office for facilities operations.
10. No occupation or habitation of any kind outside of business hours. Self-Service Storage Facilities cannot be used for a place to operate business (example: business offices)
11. At least thirty percent (30%) of private commercial and publicly open land acreage must be used for open green space. All open space must be landscaped and well-maintained. Roadways and parking areas may not be used in calculating the amount of land dedicated to open space. The percentage of required open space may be reduced by developing and dedicating some of the land for use by the public on a one-to-one basis, but the area required to be dedicated to open space may not be less than twenty percent (20%).

Example #1:	Land To Be Developed	100 acres
	Required Open Space	30 acres

Example #2:	Land To Be Developed	100 acres
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Land dedicated for community use (Youth athletic fields, developed walking trails, tennis courts, etc.) 5 acres\*  
(\*This reduces the overall open space requirement by an equal amount.)

Required Open Space – Twenty (20) acres.

12. Self-Service Storage Facility LOT SIZE

One and a half (1.5) acres of land minimum is required for Self-Service Storage Facilities.

13. STRUCTURES

No more than fifty percent (50%) of Self-Service Storage Facility property covered w/buildings/structures.

14. SITE COVERAGE

No more than seventy percent (70%) of the area of each building site may be covered with buildings, structures, street right-of-way paved areas, off street loading area, driveways, walkways parking areas and other paved areas, and the remaining area shall be devoted to open space, except as otherwise permitted under General Requirements.

15. BUILDINGS

Building shall be single story construction and not exceed 20' twenty (20) feet in height (relative to the average street centerline elevation adjacent Self-Service Storage Facility property).

a. SETBACKS

In addition to Inter-District buffering defined in this resolution the following apply:

1. Front: Fifty (50) feet (corner lots would have two effective front faces, as measured from the street right-of-way)
2. Rear: Twenty (20) feet (measured from rear property line)
3. Sides: Fifteen (15) feet (measured Side property line)

b. PARKING AREAS

All designated parking areas or driveways must be separated from property lines or street right of way line by a minimum Ten (10) feet of landscaped buffer strip. Drive aisles shall not be less than Twenty-five (25) feet wide.

C. Architectural Requirements

Subject to appearance review and approval by the board on renderings, provided by applicant. 50% Masonry / Stone is required on all public facing structure elevations of office and individual storage units. No unfinished metal or painted metal without 50% stone or masonry will be approved.

a. FENCING / SCREENING

In addition to the provisions of article 20 of this zoning resolution, the following superseding specifications for a permitted Self-Service Storage Facility apply: 6'

minimum height fencing of entire facility is required (except where public access / green space is being utilized). Self-Service Storage Facilities located adjacent R-1/R-2/R-3 require a min Fifteen feet (15') of screened masonry wall 6' tall plus with trees planted 8' on center. Fencing can be masonry or PVC coated no bare metal or galvanized will be permitted. Self-Service Storage facilities must have locked and gated access.

**b. DENSITY**

Self-Service Storage facilities must be located a minimum of 1.5 miles from another Self-Service Storage facility in or outside of Coventry Township.

**A. PLAN REVIEW FOR PERMITTED USES**

- a. Provide PLAN VIEW and views of elevations including street, sides and rear.