

STATE OF GEORGIA

CITY OF HAMPTON

ORDINANCE NO. 2021-557

AN ORDINANCE TO AMEND APPENDIX A - ZONING, ARTICLE 4 – USE PROVISIONS. SECTION 4-3. SELF-SERVICE STORAGE FACILITY STANDARDS BE REPEALED AND REPLACED; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

THE COUNCIL OF THE CITY OF HAMPTON HEREBY ORDAINS:

Section 1. That Section APPENDIX A - ZONING, ARTICLE 4 – USE PROVISIONS. SECTION 4-3. SELF-SERVICE STORAGE FACILITY STANDARDS to be repealed and replaced.

Section 2. That Section APPENDIX A - ZONING, ARTICLE 4 – USE PROVISIONS. SECTION 4-3. SELF-SERVICE STORAGE FACILITY STANDARDS as replaced shall read:

Sec. 4-3. Self-Service Storage Facility Standards.

- A. Purpose. The purpose of this section is to establish minimum standards for self-service storage facilities to govern their site development, construction, placement, and architectural design.
- B. Variances: Requests for deviations from these standards shall be governed by the provisions of Section 11-7.
- C. Use limitations:
 - 1. No wholesale or retail sales are permitted at the site of a self-service storage facility. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are permitted.
 - 2. Storage bays shall not be used:
 - i. to manufacture, fabricate, or process goods
 - ii. to service or repair vehicles, boats, small engines, or electrical equipment, or to conduct similar repair activities;
 - iii. to conduct transfer-storage business based on site;
 - iv. to conduct garage sales, retail sales, or miscellaneous sales of any kind, except as allowed by state or local law;
 - v. to rehearse or practice utilizing musical instruments;
 - vi. for conversion to a dwelling unit;
 - vii. for any use which creates a nuisance due to noise, odor, dust, light, or electrical interference;
 - viii. or to conduct any other commercial or industrial activity
 - 3. One residential quarter or living quarters may be established for security purposes on the site, for a site manager or facility owner within M-1 and M-2 zoning districts. An on-site manager or resident manager shall be required in C-1 and MU zoning districts with approved CUP.
 - 4. All self-service storage facilities shall be enclosed by decorative black metal picket fencing. Fence height shall be installed in accordance with standards provided in Sec. 3-14. Fencing shall be located outside of any public right-of-way and interior to perimeter landscape strips or buffers. Access gates shall secure the facility and must be equipped with adequate alarm systems and keyless gate openings which shall be capable of automatically opening such gates.
 - 5. Individual storage bays shall not be considered premises for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or license to do business.
 - 6. Except as provided in this section, all property stored on the site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.

7. Notwithstanding any other provisions of this Appendix, the minimum and maximum lot size for a self-service storage facility shall be:
 - i. Minimum: 5 acres;
 - ii.
 - iii. Minimum lot width: 100 feet.
 8. Outdoor parking or storage of recreational vehicles (RV's) and pleasure boats is permitted within a self-service storage facility located in M-1 and M-2 zoning districts only provided that the following conditions are met:
 - i. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated on the site plan submitted for rezoning or site plan review;
 - ii. The storage area shall not exceed 25 percent of the net useable acreage of the site;
 - iii. The storage area shall be entirely screened from view from adjacent properties in residential or OI districts and public streets by a building, fence, wall, or sheltering facility; and
 - iv. Recreational vehicles requiring major repair shall not be stored in an open storage area. No recreational vehicle maintenance washing or repair shall be permitted on site.
 - v. Pleasure boats stored on site shall be stored on a wheeled trailer. Dry stacking of boats shall be permitted in an open storage area when covered by carport-type structures.
- D. Development regulations:
1. The maximum height of a self-service storage facility shall be 35 feet.. Roof-mounted air conditioning and other roof-mounted equipment shall be counted toward maximum height and shall be screened utilizing parapets or other architectural detail as needed.
 2. Storage bay doors shall not face toward adjacent properties in residential districts or rights-of-way. This shall not prevent the installation of fire access doors, if mandated by the fire marshal.
 3. Temporary interior parking may be provided in the form of aisles adjacent to the storage bays. These aisles may be used for both circulation and temporary parking.
 - 4.
- E. Buffers: All self-service storage facilities must provide the following buffers:
1. Adjacent to residentially zoned property: as required in Section 3-16;
 2. Adjacent to property zoned C-1: 30 feet;
 3. Adjacent to property zoned C-2: 15 feet;
 4. Adjacent to property zoned C-3: 10 feet;
 5. Adjacent to property zoned M-1 or M-2: 5 feet.

(Ord. No. 457 , § 1, 8-14-18)

Section 3. ~~This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Hampton.~~

Section 4. This Ordinance shall take effect immediately upon its adoption. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Hampton, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

Section 5.

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this 14 day of September, 2021.

CITY OF HAMPTON, GEORGIA


STEVE HUTCHISON, Mayor

ATTEST:


MELISSA BROOKS, City Clerk

APPROVED AS TO FORM:


L'ERIN BARNES WIGGINS, City Attorney

First Reading: 8/17/2021

Second Reading/Adoption: 9/14/2021