

Sec. 656.361.5.4. Development Standards for Uses Regulated by District.

The following additional development standards shall apply to uses permitted and permissible in Downtown:

- A. Personal property/~~self~~-storage. It is the intent that personal property/self-storage facilities are part of a mixed-use building with ground floor activation.
 1. All storage shall be located within the building, and outside storage of any type, including the outside storage of moving vans, trailers, vehicles and boats, shall not be permitted.
 2. For ground floor building façades that front public streets, at least 50 percent of street frontages shall be devoted as functional space for at least one primary use unrelated to, and not an accessory to, the self-storage facility. For the purposes of meeting this requirement, functional space does not include vehicle use areas, open space, or other non-activation activities, but does include uses such as professional and medical offices, commercial retail sales and services, eating and drinking establishments, and art galleries. In the Cathedral, LaVilla, Brooklyn/Riverside, Church, Central Core, Southbank Districts, at least 20% of the total building in which the facility is part be dedicated to mixed-uses (including office, residential or retail) or 10% of the total building in which the facility is part be dedicated to ground floor retail uses (which may include restaurants), unrelated to the personal property/self-storage facility.
 3. No more than 25 percent of the ground floor building façade fronting a public street may be ~~wrapped with~~occupied by the rental and management office associated with the personal property/self-storage facility.
 4. Direct access to the individual self-storage units located in the building shall not be provided from the exterior of the building. Access to the individual self-storage storage units shall be provided by internal hallways.
 5. The minimum height of a building containing a self-storage facility shall be three stories.
 6. The maximum height of a building containing a self-storage facility shall be the maximum height permitted in the Downtown Overlay District in which it is located.
 7. Building façades ~~visible from the public right-of way~~ must have the appearance of an office, retail or residential building through the use of doors, windows, awnings, and other appropriate building elements.
 8. In the Cathedral, LaVilla, Brooklyn/Riverside, Church, Central Core, Southbank and Sports & Entertainment Districts, granting of a zoning exception to permit a personal property/self-storage facility is predicated on meeting the requirements of section 656.361.6.8 – Private Realm Regulations, and section 656.361.6.3 – Public Realm Regulations without the grant of a deviation. Further, the granting of a zoning exception to permit a personal property/self-storage facility is predicated on meeting the Downtown Design Guidelines and any district-specific design guideline contained therein.
 9. Personal property storage facilities are prohibited along any waterway.
 10. In all downtown districts where personal property/self-storage maybe permitted, it shall only be allowed within 500 feet of the outer boundary of downtown as defined by the Downtown Zoning Overlay.
 - a. Measurement of distances. With respect to the distance between a location for which a personal property/self-storage facility is proposed and the outer boundary of Downtown as defined by the Downtown Overlay, the distance shall be measured by following a straight line from the nearest point of the building or portion of the building used as part of the proposed personal property/self-storage facility location to the nearest point of the outer boundary of downtown as defined by the Downtown Overlay.

b. Map Required. The applicant for a personal property/self-storage facility shall provide the DIA with a map of the proposed location and vicinity. The map shall show the location of the outer boundary of downtown as defined by the Downtown Zoning Overlay and the actual distance thereto from the proposed personal property/self-storage facility location measured as required by this Section. The map shall include a certificate that all distance requirements of this Section as relates to the proposed location have been met and both the map and certificate shall be prepared and executed by a land surveyor registered by the state.