

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2021-821

Introducer/Sponsor(s): Council Member Gaffney

Date of Introduction: November 9, 2021

Committee(s) of Reference: LUZ

Date of Analysis: November 11, 2021

Type of Action: Zoning Code amendment

Bill Summary: The bill amends the Ordinance Code Chapter 656 - Zoning Code – to add personal property self-storage facilities as a permissible use by exception, meeting certain prescribed development standards, in the portions of the Downtown Overlay area where they are not currently permissible. The development standards are slightly modified with regard to the maximum office space requirement on the ground floor of a building used for this purpose depending on the classification of road it faces.

Background Information: The bill amends Zoning Code Part 3 – Schedule of District Regulations – in Subpart H – Downtown Overlay Zone and Downtown District Use and Form Regulations - to add personal property self-storage facilities as a permissible use by exception in the Cathedral, Central Core, Sports and Entertainment, Working Waterfront and Southbank areas of downtown. The performance standards are amended with regard to the requirement that no more than 25% of the ground floor building façade may be “wrapped with” the rental and management office of the facility to change the wording to “occupied by” and to make the requirement apply only to building façades facing roads classified as Minor Arterial or higher, not every public street as the section currently reads.

Personal property self-storage facilities are already permissible by exception in the Brooklyn, LaVilla, and Church districts of the downtown overlay. This bill would make such facilities permissible by exception throughout the overlay area.

Policy Impact Area: Downtown permissible land uses

Fiscal Impact: None

Analyst: Clements