



Legislation Text

File #: 19-0259, **Version:** 1

Ordinance To Amend And Re-Enact Chapter 2 Section 2-2 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Definitions" By Amending Section 2-2 Pertaining To Add a Definitions of Storage Facility 1, Storage Facility 2, Storage Facility 3, and Warehouse/Distribution Center

Background Statement:

In the last five years, staff has seen an increased interest from developers to construct indoor self-storage facilities. Currently the Hampton Zoning Ordinance lists "storage facility" as a use in the Use Table; however, it is not defined. Storage facility is allowed in General Commercial (C-3) District, Light Manufacturing (M-2) District, and Heavy Manufacturing (M-3) District with an approved use permit. If approved, this amendment will distinguish between four types of self-storage facilities: Storage Facility 1 which is a multi-story, mixed-use fully enclosed building with internal access, Storage Facility 2 which is one or more stories with internal or external access and part of a mixed-use development, and Storage Facility 3 allows a single story enclosed building with internal and/or external access and warehouse/distribution facilities.

In the last few years, there have been two indoor self-storage facilities built. The E-Commerce Center - a mixed use model featuring: retail, office, and indoor self-storage and the Sifen development which includes a small packing and shipping store. Both of these developments received an approved rezoning from C-2 to conditional C-3 with an approved use permit.

As a result of the increased interests from the private market in the development of self-storage facilities, staff has performed research to understand the trends, opportunities, and challenges with allowing indoor self-storage facilities in other zoning districts. The following data comes from the Self Storage Association (SSA), a non-profit trade organization that represents the self-storage industry by providing educational resources and trends in the industry to the general public and its members. Per 2017 data, 1 in 10 households rents self-storage units. Broken down by generation are the following:

- Millennial renters make up 3,802,835 out of 26,620,491 (14%) households by their age group;
- Generation X renters account for 3,976,895 out of 37,161,483 households (11%);
- Baby Boomers have more households (44,783,612) than other generations, but have 3,146,383 renters (7%); and
- finally, the Greatest Generation renters include 880,267 out of 17,501,974 households (5%).

Other than households, businesses utilize storage facilities too with 11% of U.S. businesses renting storage spaces. In other words, a large number and great diversity of people and businesses use self-storage facilities. In the past, there was a trend for single story cinder block units (some examples exist in Hampton) without climate control that are accessed from exterior garage doors. Today, self-storage facilities typically have climate control, are accessed internally, are multi-story, sometimes have a mixed-use component, and typically look like an office building to some extent.

While there is not sufficient data to understand regional trends, staff reviewed how storage facilities are regulated in some neighboring localities. Norfolk defines self-service storage units (their term) under the category of Individual Sales and Service Uses and allows other accessory uses such as: leasing offices, outdoor storage for boats and recreational vehicles and incidental sales, and living quarters for a resident manager or security guard; furthermore, this use is subject to additional standards. Newport News defines mini-warehouse, which is their term for self-storage, in two separate categories. Mini-warehouse and mini-warehouse with an internal entrance. Virginia Beach also refers to their self-storage facilities as mini-warehouses and includes additional development standards as it pertains to lighting and fencing. Expanding the analysis to localities outside of Hampton Roads, the city of Raleigh, NC has three categories for self-storage facilities: warehouse, fully enclosed multi-story, and mini-warehouse. All three categories are subject to additional standards. Lastly, Charlotte, NC allows self-storage facilities in one of the mixed-use districts for the purpose of permitting indoor self-storage in mixed-use, multi-story buildings. In order to activate the mixed-use building, it restricted the type of retail permitted on the ground floor of the building. Other additional standards include height restrictions and signage placement.

Based on staff's research and analysis of self-storage facilities, the proposed definitions are consistent with regional standards.

This Zoning Ordinance Amendment is proposed in conjunction with Zoning Ordinance Amendments 19-00006 (Granicus File #19-0260) Uses Permitted and 19-00007 (Granicus File #19-0263) Prohibited Uses - O-Coliseum Central.

Recommendations:

Staff Recommendation:

Approve

Planning Commission Recommendation:

Approve

Whereas, the public necessity, convenience, general welfare and good zoning practice so require;

BE IT ORDAINED by the Council of the City of Hampton, Virginia that Chapter 2 of the Zoning Ordinance of the City of Hampton, Virginia, be amended and re-enacted as follows:

Section 2-2. - Definitions

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Storage Facility 1 - A multi-story fully enclosed mixed-use building containing separate storage spaces with internal access to each individual unit which are leased or rented to the general public for storage purposes only.

Storage Facility 2 - A building containing separate storage spaces which are leased or rented to the general public for storage purposes only, are fully enclosed with internal and/or external

access to each individual unit, where the storage units are a part of mixed-use either within the building, parcel, or shopping center.

Storage Facility 3 - Indoor and/or outdoor storage spaces which are leased or rented to the general public for storage purposes only. This category may include storage for boats and RVs.

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Warehouse/Distribution Center - A structure containing raw materials or manufactured goods that are stored before export and/or distribution for sale.