

ORDINANCE NO. 2023 – 458 TC 477

TC-8-22 Self-Service Storage in OP District

AN ORDINANCE TO REVISE THE REGULATIONS FOR SELF-SERVICE STORAGE IN OP- ZONING DISTRICT

WHEREAS, the Unified Development Ordinance (“UDO”) currently prohibits “Self-Service Storage” in the OP- district; and

WHEREAS, the City Council finds it in the public interest to allow “Self-Service Storage” in the OP- district as a limited use.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT:

Section 1. Section 6.1.4 of the Part 10 Raleigh Unified Development Ordinance, Allowed Principal Use Table, is hereby amended by as follows:

In the column titled “OP-”, in the row titled “SELF-SERVICE STORAGE” replace “--” with “L”.

Section 2. Section 6.5.5.B. of the Part 10 Raleigh Unified Development Ordinance, Use Standards – Self-Service Storage, is hereby amended by adding the following language shown in the underlined:

B. Use Standards

1. A self-storage facility in an CX- District is subject to the following.
 - a. The minimum size of the site is at least 2 acres.
 - b. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV’s or other similar vehicles may be permitted in accordance with Article 7.5. Outdoor Display and Storage.
 - c. All storage units must be contained in a single building and accessed internally. For properties where an Urban Frontage is applied, storage units are not permitted on the ground floor. The outdoor storage of boats, RV’s or similar vehicles is not permitted.
 - d. A Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along all shared property lines, except for an adjacent self-service storage, heavy industrial use, waste-related service or residential use.

- e. A Type B1 or B2 transitional protective yard (see Sec. 7.2.4.A.) must be established along all property lines abutting a residential use.
 - f. A Type C1 or C2 street protective yard (see Sec. 7.2.4.B.) must be established along all property lines abutting a public right-of-way.
2. A self-storage facility in a DX- District is subject to the following:
- a. All storage shall be contained within a fully-enclosed building.
 - b. All storage units must be contained in a single building and accessed internally. Storage units are not permitted on the ground floor. The outdoor storage of boats, RV's or similar vehicles is not permitted.
3. A self-storage facility in an IX- District is subject to the following:
- a. The minimum size of the site is at least 2 acres.
 - b. All storage shall be contained within a fully-enclosed building. However, the storage of boats, RV's or other similar vehicles may be permitted in accordance with Article 7.5. Outdoor Display and Storage.
 - c. A Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along all shared property lines, except for an adjacent self-service storage, heavy industrial use, waste-related service or residential use.
 - d. A Type B1 or B2 transitional protective yard (see Sec. 7.2.4.A.) must be established along all property lines abutting a residential use.
 - e. A Type C1 or C2 street protective yard (see Sec. 7.2.4.B.) must be established along all property lines abutting a public right-of-way.
4. A self-storage facility in an OP- District is subject to the following:
- a. All storage shall be contained within a fully-enclosed building.
 - b. All storage units must be contained in a single building and accessed internally.
 - c. For properties where an Urban Frontage is applied, storage units are not permitted on the ground floor.
 - d. The outdoor storage of boats, RV's or similar vehicles is not permitted.
 - e. A Type B1 or B2 transitional protective yard (see Sec. 7.2.4.A.) must be established along all property lines abutting a residential use.
 - f. The self-service storage facility shall not be located on a site with frontage along a rail corridor or on a site within 1,320 feet of a rail corridor.
 - g. The self-storage facility use shall not be located above the fifth floor of a building.
 - h. Notwithstanding the transparency requirements for buildings within the Office Park (OP-) district, each upper story devoted to this use shall have a minimum transparency of 10% per floor and a maximum transparency of 20% per floor.
 - i. Excluding stairwells, internal illumination within upper stories of buildings dedicated to this use shall be screened so that internal light sources shall not be visible. Internal light fixtures directly visible from outside the structure shall be directed internally upward or shall be shielded to prevent such visibility. Sensor lighting shall be required for all internal illumination within upper stories of the building that contain this use and those lights shall automatically shut off after at

most 20 minutes of inactivity.

- j. No more than 10% of the land area, individually or collectively, of all the parcels within a contiguous area zoned Office Park (OP-) can be developed as Self-Service Storage, provided however, that one self-service storage facility shall be permitted in each contiguous multi-parcel area within each area zoned Office Park (OP-). Subsequent rezonings of existing Office Park (OP-) zoning within the contiguous area to other zoning districts shall not render an existing self-service storage use non-conforming.

Section 3. All laws and clauses of laws in conflict herewith are repealed to the extent of such conflict.

Section 4. If this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given separate effect and to this end the provisions of this ordinance are declared to be severable.

Section 5. This text change has been reviewed by the Raleigh Planning Commission.

Section 6. This ordinance has been adopted following a duly advertised legislative hearing of the Raleigh City Council.

Section 7. This ordinance has been provided to the North Carolina Capital Planning Commission as required by law.

Section 8. This ordinance shall be enforced as provided in N.C.G.S. 160A-175 or as provided in the Raleigh City Code.

Section 9. This ordinance is effective 30 days after adoption.

ADOPTED: January 17, 2023

EFFECTIVE: February 16, 2023

DISTRIBUTION: Management Team, David York, Bynum Walter, Justin Rametta, Keegan McDonald, Eric Hodge, Jeanne Hargrove; Debbie DaGrossa, Jackie Taylor, Ralph Puccini