

STATE OF SOUTH CAROLINA)
COUNTY OF LEXINGTON)
TOWN OF SOUTH CONGAREE)

ORDINANCE 2020-05

AN ORDINANCE ADDING SOUTH CONGAREE CODE OF ORDINANCES CHAPTER 113.00: SELF-STORAGE; SO AS TO UPDATE THE ORDINANCE TITLE XI: BUSINESS REGULATIONS.

WHEREAS, the Mayor and Town Council is authorized to establish ordinances for the general purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity and general welfare and;

NOW THEREFORE, BE IT ORDERED by the town of South Congaree, South Carolina, in Council duly assembled and by the authority thereof, that:

159 - SELF STORAGE

159.100 STANDARDS AND SEVERABILITY:

A. Standards:

1. If any of the provisions of this chapter are inconsistent with the provisions of any other law presently existing or enacted in the future the more restrictive requirement shall apply.
2. If any other provision of any other chapter of these ordinances is clearly in conflict with this chapter this chapter shall apply.
3. Other provisions determined by the Planning Commission, Architectural Review Board or the Zoning Board of Appeals to have a detrimental effect on the surrounding neighborhood and businesses.

B. Severability: If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

159.200 DEFINITION

SELF STORAGE WAREHOUSE BUSINESS

A building or buildings designed and used for renting or leasing individual storage spaces accessed by customers from individual inside or outside doors or garage bays to which customers thereof have access for storing or removing their personal property. Individual self-storage spaces shall not be used as a residence or for illegal purposes. All storage shall be indoors.

159.300 PERMITTING

Mini warehouses/*Self-service storage* facilities may be permitted in the C-1 zoning district subject to the following limitations conditions and restrictions:

- A. A plan of development shall be submitted to the director of planning and development services indicating location of buildings lot area number of *storage units* type and size of signs height of buildings parking layout with points of ingress and egress and location and type of visual screening and landscaping being proposed.
- B. The development shall be exclusively limited to *storage* and those activities necessary for the operation safety and maintenance of the development in addition to those uses authorized in the applicable districts.
- C. Mini warehouses/*self-service storage* facilities may include one (1) building or a group of buildings with or without climate-controlled *storage* and either exterior access to individual units or access via interior corridors.
- D. Screening shall be provided adequate to protect adjacent properties in a more restrictive district (all residential districts) from the environmental impacts of the mini warehouses such as visual blight parking or roadway illumination headlights noise blowing papers and dust and service areas.
- E. No advertising signs will be permitted on the property other than identifying signage of the mini warehouses facility itself with a sign face not to exceed four (4) feet high by eight (8) feet in length with the top of the sign no higher than six (6) feet above grade and set bac from the right-of-way by at least three (3) feet.
- F. All building elevations shall be of finished quality.
- G. A public hearing shall be required prior to any new Self Storage facility permits being issued.
- H. Self-Storage unit openings shall not face the public road frontage.
- I. Security lighting shall be provided according to the lighting ordinance. It shall be shielded to prevent spillage on to adjacent properties and shall not shine into public roadways. Such lighting shall be dimmed to minimal levels for security purposes when the facility is closed. (should also add not shining skyward).
- J. All driveways parking loading and vehicle circulation areas shall be surfaced with concrete asphalt asphaltic concrete crushed roc or other approved roc other than gravel. All driveways within the facility shall provide a hard surface with a minimum width of 25 feet.
- K. Facilities must maintain landscape buffer yards of 10 feet adjacent to any public Right-of-Way and adjacent to other property lines unless greater setbacks are required a total of 35%of all buffers shall be landscaped. A buffer of a minimum width of ten (10) feet comprised of at least ten (10) feet in height for deciduous trees and twelve (12) feet in height for evergreen trees.

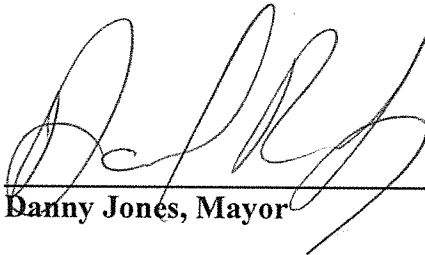
159.400 MATERIALS

- A. Façade materials shall be compatible with the residences to rear or sides. Brick, masonry or stucco cladding is encouraged. Metal is prohibited as a façade cladding except as a minor accent material.
- B. All facades of the building shall be designed with a similar level of detailing and the same materials.

159.500 OPERATIONAL

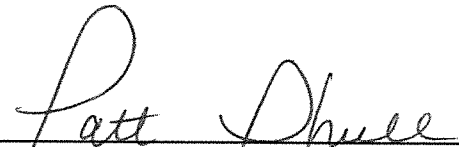
- A. The owner shall keep record of all unit rentals including the name and contact information of the tenant and dates of arrival and departure.
- B. The units shall be kept in an orderly fashion and in good repair. The doors shall be kept closed to prevent the units/building from becoming shelter for animals or vermin.
- C. The grounds are to be kept free of rubbish and flammable materials and the vegetation properly trimmed.
- D. The units shall not be used for the storage of hazardous, flammable or explosive materials, including fireworks of all types.
- E. The units shall not be used for human habitation.
- F. Refuse and recycling storage containers are to be provided. If such areas are provided outdoors, they shall only be permitted in the front or side yards and shall meet the same setbacks as that required for buildings. Such areas shall be shielded on all sides by wood, simulated wood or steel fencing, or walls comprised of the same exterior material and color of that of the principal building, and sufficient in height to screen all such storage containers.

1st Reading 12/10/2019
Public Hearing 12/10/2019
2nd Hearing 1/21/2020



Danny Jones, Mayor

Attest:



Patt Shull, Town Clerk