

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, CHAPTER 14, OF THE INDEPENDENCE CITY CODE PERTAINING TO MINI STORAGE FACILITIES.

WHEREAS, the Unified Development Ordinance was approved by the City Council on June 15, 2009, by Ordinance No. 17339 and became effective on July 1, 2009; and,

WHEREAS, after its adoption, policy issues to be addressed were discovered, and it was decided to revise these items; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the request on June 28, 2022, and rendered a report to the City Council recommending the text amendment to the UDO be approved by a vote of 5-0; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on August 1st, 2022, and rendered a decision to approve the changes to the Unified Development Ordinance; and,

WHEREAS, in accordance with the Unified Development Ordinance, it was determined that the request is consistent with the review criteria in Section 14-701-01-F.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 14-200-06 of Chapter 14, Unified Development Ordinance, are hereby amended to read as follows:

14-200-06 Industrial use group

~~14-200-06-E. Residential Storage Warehouses~~ **Self-Storage Facility, Outdoor.** Storage or warehousing service within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business, or service use. Incidental uses in a residential storage warehouse may include the repair and maintenance of stored materials by the tenant; but in no case may storage spaces in a residential storage warehouse facility function as an independent retail, wholesale, business, or service use. Spaces may not be used for workshops, hobby shops, manufacturing, or similar uses. Human occupancy is limited to that required to transport, arrange and maintain stored materials.

Self-Storage Facility, Indoor. A fully enclosed self-storage facility with independent, enclosed units for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage spaces are not used for any retail, manufacturing, wholesale, business, or service use.

SECTION 2. That Section 14-201-01 of Chapter 14, Unified Development Ordinance, are hereby amended to read as follows:

14-201-01 General terms

The following definitions should be added in alphabetical order.

SELF-STORAGE FACILITY, OUTDOOR. Storage or warehousing services within a building for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business or service use.

SELF-STORAGE FACILITY, INDOOR. A fully enclosed self-storage facility with independent, enclosed units for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise located elsewhere, where such storage space is not used for any retail, manufacturing, wholesale, business or service use.

SECTION 3. That Section 14-301-03 of Chapter 14, Unified Development Ordinance, are hereby amended to read as follows:

14-301-03-G. Use Standards. The "use standards" column of Table 301-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 301-1 Office and Commercial Districts Use Table						
P: Permitted S: Special Use Permit Required C: Conditional Uses —: Not Allowed						
<i>Use Category</i> <i>Specific use type</i>	Zoning District					Use Standards
	O-1	O-2	C-1	C-2	C-3	
RESIDENTIAL						
Household Living						
Above ground floor or mixed in a building with 50% of the square footage on the main floor being commercial	P	P	P	P	—	
Multi-unit house (3—8 units)	P					
Multiplex (3—8 units)	P					
Apartments	P					
Group Living						
Group Home, Custodial	S	S	S	S	—	14-404
Group Home, Residential	S	S	S	S	—	14-404
Domestic Violence Residence/Shelter		S	S	S		14-404
Substance Abuse Treatment House		S	S	S		14-404
Penal Halfway House		S				14-404
Recovery Center				S	S	14-404
Nursing Home	P	P	P	P	P	
Homeless Shelter		S	S	S		14-404
Soup Kitchen		S	S	S		14-404
PUBLIC/CIVIC						
College/University	—	P	—	P	P	
Day Care						
Home-based (1—4)	C	C	C	C	—	
Family (5—10)	C	C	C	C	—	14-401
Group (11—20)	C	C	C	C	—	14-401
Center (21+)	—	C	C	C	—	14-401
Government Buildings/Facilities	P	P	P	P	P	
Hospital	—	C	—	C	—	14-407
Library/Cultural Exhibit	C	C	C	C	C	14-407
Park/Recreation	C	C	C	C	C	14-407
Religious Assembly	P	P	P	P	P	

Safety Service	C	C	C	C	C	14-407
School	P	P	P	P	P	
Utilities and Services						
Basic, minor	P	P	P	P	P	
All other utilities and services	P	P	P	P	P	
COMMERCIAL						
Animal Service						
Sales and grooming	—	—	P	P	—	
Shelter or boarding [1]	—	—	—	P/S	P/S	
Veterinary	—	—	P	P	P	
Stable	—	—	—	—	P	
Artist Work or Sales Space	P	P	P	P	—	
Building Maintenance Service	—	—	—	P	P	
Business Equipment Sales and Service	—	—	—	P	P	
Business Support Service						
Day labor employment agency	—	—	—	—	P	
Employment agency	—	P	—	P	P	
All other business support service	—	P	—	S	P	
Communication Service	—	P	—	P	P	
Construction Services						
No outdoor storage of equipment or materials	—	—	P	P	P	
With outdoor storage of equipment and materials	—	—	—	—	C	14-503
Drive-Through Facility	—	—	P	P	P	
Eating and Drinking Establishments						
Tavern or nightclub	—	—	—	P	—	
All other eating/drinking establishments	P	P	P	P	P	
Entertainment and Spectator Sports						
Indoor small venue (1—149 capacity)	—	—	P	P	P	
Indoor medium venue (150—499 capacity)	—	—	—	P	P	
Indoor large venue (500+ capacity)	—	—	—	P	P	
Outdoor (all sizes)	—	—	—	C	C	14-411
Financial Service						
Pawn shop	—	—	—	C	C	14-402
Short-term loan service	—	—	—	C	C	14-402
All other financial services	P	P	P	P	P	
Food and Beverage Retail Sales	P	—	P	P	—	
Funeral and Interment Service						
Cemetery/columbarium/mausoleum	—	—	—	P	P	
Cremating	—	—	P	P	P	
Undertaking	—	—	P	P	P	
Gasoline and Fuel Sales						
Convenience store with fuel sales	—	—	—	C	C	14-403
Lodging						
Short Term Rental	—	—	C	C	—	14-420
Bed and Breakfast	—	—	C	C	—	14-420
Hotel/motel	—	—	—	P	—	
Recreational vehicle park	—	—	—	C	C	14-405
Medical Marijuana Facility						
Medical marijuana cultivation facility	—	—	—	—	C	14-421
Medical marijuana dispensary facility	—	—	—	C	C	14-421

Medical marijuana infused products manufacturing facility	—	—	—	—	C	14-421
Medical marijuana testing facility	—	—	—	C	C	14-421
Medical Service	P	P	P	P	P	
Office	P	P	P	P	P	
Parking, Non-accessory	—	—	—	P	P	
Personal Improvement Service						
Body art service	—	—	—	C/S	—	14-416
Fortune telling service	—	—	—	P	—	
Yoga and fitness studios, health clubs, martial arts studios		P	P	P	P	
All other personal improvement services	P	P	P	P	—	
Repair or Laundry Service	—	—	P	P	P	
Retail Sales	—	—	P	P	P	
Tobacco/Convenience Store	—	—	C/S	C/S	—	14-419
Sports and Recreation, Participant						
Indoor	—	—	—	P	P	
Outdoor	—	—	—	P	P	
Vehicle Sales and Service						
Car wash/cleaning service	—	—	—	S	S	14-413
Heavy equipment sales/rental	—	—	—	—	P	
Light equipment sales/rental (indoor)	—	—	—	P	P	
Light equipment sales/rental (outdoor)	—	—	—	C/S	C/S	14-409
Motor vehicle repair, limited	—	—	—	C	C	14-418
Motor vehicle repair, general	—	—	—	—	C	14-418
Vehicle Storage and Towing						
Vehicle storage/tow lots	—	—	—	—	S	14-408
Tow lot, limited				C	C	14-408
Tow service dispatch center					C	14-408
INDUSTRIAL						
Manufacturing, Production and Industrial Service						
Artisan	—	—	P	P	P	
Limited	—	—	—	—	P	
General	—	—	—	—	—	
Recycling Service						
Limited	—	—	—	—	P	
<u>Residential Storage Warehouse-Self-Storage Facility, Outdoor</u>	—	—	—	—	<u>C</u>	<u>14-423</u>
<u>Self-Storage Facility, Indoor</u>				<u>S</u>	<u>C</u>	<u>14-423</u>
Warehousing, Wholesaling, Freight Movement						
Indoor	—	—	—	—	P	
Outdoor	—	—	—	—	P	Not allowed w/in 500' of R district
OTHER						
Agriculture, Crop	P	P	P	P	P	
Agriculture, Urban						
Home Garden	P	P	P	P	P	
Community Garden	C	C	C	C	C	14-417
Outdoor Advertising						
Off-premise sign	—	—	—	S	—	14-406
Wireless Communication Facility						

Cellular towers	C	C	C	C	C	14-410
Non-cellular towers (television, radio, microwave)	—	—	S	S	S	14-410

SECTION 4. That Section 14-302-03 of Chapter 14, Unified Development Ordinance, are hereby amended to read as follows:

14-302-03-G. Use Standards. The "use standards" column of Table 302-1 identifies use-specific standards that apply to some uses. Compliance with such standards is required. Variances to use standards are prohibited.

Table 302-1 Industrial Districts Use Table					
P: Permitted		S: Special Use Permit Required		C: Conditional Uses	—: Not Allowed
Use Category Specific use type	Zoning District			Use Standards	
	B-P/PUD	I-1	I-2		
PUBLIC/CIVIC					
College/University	C	C	—	14-407	
Day Care	C	C	—	14-401	
Detention/Correctional Facility	—	—	S	14-407, 14-415	
Government Buildings/Facilities	P	P	P		
Hospital	C	—	—	14-407	
Religious Assembly	P	P	P		
Safety Service	C	C	—	14-407	
Utilities and Services					
Basic, minor	P	P	P		
All other utilities and services	P	P	P		
COMMERCIAL					
Animal Service					
Sales and grooming	—	—	—		
Shelter or boarding	—	P	—		
Veterinary	P	P	—		
Stable	—	P	—		
Artist Work Space	P	P	—		
Building Maintenance Service	P	P	—		
Business Equipment Sales and Service	P	P	—		
Business Support Service					
Day labor employment agency	—	P	—		
Employment agency	P	P	—		
All other business support service	P	P	—		
Carpet and Floor Covering Stores	P	—	—		
Communication Service	P	P	P		
Computer Product Manufacturing	P	—	—		
Conference and Retreat Center	P	—	—		
Construction Services					
No outdoor storage of equipment or materials	P	P	—		
With outdoor storage of equipment and materials	—	C	—	14-503	
Data Processing and Hosting	P	—	—		
Gasoline and Fuel Sales	C	C	—	14-403	
Health Club and Gyms	P	—	—		
Hotel	P	—	—		

HVAC and Electrical Equipment	P	—	—	
Medical Marijuana Facility				
Medical marijuana cultivation facility	—	C	—	14-421
Medical marijuana dispensary facility	—	—	—	14-421
Medical marijuana infused products manufacturing facility	—	C	—	14-421
Medical marijuana testing facility	C	C	—	14-421
Medical Services	P	—	—	
Office	P	P	—	
Parking, Non-accessory	P	P	P	
Repair or Laundry Service	P	P	—	
Research and Development	P	—	—	
Restaurants Sit-Down	P	—	—	
Retail Sales [1]	P	—	—	
Sports and Recreation, Participant				
Indoor	P	P	P	
Outdoor	—	—	—	
Vehicle Sales and Service				
Car wash/cleaning service	—	P	—	14-413
Heavy equipment sales/rental	—	P	—	
Motor vehicle repair, limited	—	C	—	14-418
Motor vehicle repair, general	—	C	—	14-418
All other vehicle sales/service	—	C	—	14-409
Vehicle Storage and Towing				
Vehicle storage/tow lots	—	C	—	14-408
Tow lot, limited	—	C	—	14-408
Tow service dispatch center	—	C	—	14-408
INDUSTRIAL				
Junk/Salvage Yard	—	—	—	
Manufacturing, Production and Industrial Service				
Artisan	P	P	—	
Light	P	P	—	
Limited	—	P	—	
General	—	P	P	
Intensive	—	—	S	
Mining/Excavation	—	—	S	14-414
Recycling Service				
Limited	—	P	P	
General	—	P	P	
Residential Storage Warehouse	—	C	—	14-423
Self-Storage Facility, Outdoor				
Self-Storage Facility, Indoor	—	C	—	14-423
Warehousing, Wholesaling, Freight Movement				
Indoor	—	C	C	14-503
Outdoor	—	C	C	14-503
Wholesaling and Warehousing				
Indoor	C	—	—	14-302-04-B
Waste-related Use	—	—	—	
OTHER				

Agriculture, Crop	P	P	—	
Agriculture, Urban				
Home Garden	P	P	P	
Community Garden	C	C	C	14-417
Wireless Communication Facility				
Cellular towers	C	C	C	14-410
Non-cellular towers (television, radio, microwave)	S	S	S	14-410
Outdoor Advertising	—	S	—	14-406

SECTION 5. That a Section 14-423 is added to Chapter 14, Unified Development Ordinance, as follows:

14-423 Self-Storage Facilities

14-423-01 Self-Storage Facilities, Indoor.

14-423-01-A. Indoor self-storage facilities are subject to the following minimum standards:

1. **All activities shall be carried out inside the structure.**
2. **No outside storage of any kind shall be permitted on the premises.**
3. **Individual storage units shall be located within the facility and only accessible from the interior corridors.**
4. **No unit(s) within the facility shall be utilized as living quarters or as a place of business.**

14-423-01-B. Indoor self-storage facilities are subject to the following minimum building design standards:

1. **All buildings must conform to the Nonresidential Design Standards of Section 14-506.**
2. **Facilities shall be designed to be entirely self-contained, with no individual storage unit doors placed on the exterior of the structure.**
3. **All newly constructed stand-alone indoor self-storage facilities must be designed with four-sided architecture.**

14-423-01-C. Special Use Permit Required

In addition to the above standards, indoor self-storage facilities in a C-2 General Commercial zoning district shall be subject to the special use permit requirements of Section 14-704.

14-423-02 Self Storage Facilities, Outdoor. Outdoor self-storage facilities are subject to the following minimum standards:

- A. **All activities shall be carried out inside a unit.**
- B. **No unit(s) within the facility shall be utilized as living quarters or as a place of business.**

14-423-03 Outdoor vehicle storage areas. Outdoor vehicle storage areas associated with self-storage facilities are permitted with the following minimum standards:

- A. **Outdoor vehicle storage areas shall only be used for the storage of vehicles, recreational vehicles, boats, trailers, campers, and similar items which are in operational condition.**
- B. **Outdoor vehicle storage areas shall be set back at least 25 feet from all street right-of-way lines.**
- C. **No outdoor vehicle storage area shall be located in any required bufferyards or landscaped areas.**

D. The outdoor vehicle storage area shall be screened from view from streets, rights-of-way, public property, and from abutting residential uses and zoning districts in accordance with Section 14-503.

E. Outdoor vehicle storage areas shall be surfaced with a dust-free material including asphalt, concrete, masonry pavers, or approved equivalent.

Outdoor vehicle storage areas may be added to existing self-storage warehouse facilities in accordance with the standards of this section.

SECTION 6. That all other parts and provisions of the City Code shall be in full force and effect unless previously or subsequently amended or repealed.

SECTION 7. That correction of any scriveners' errors identified within these articles are hereby authorized by this ordinance.

PASSED THIS _____ DAY OF _____, 2022, BY THE CITY COUNCIL OF
THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED - FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

NOTE: Words struck through are being removed by this ordinance and words underscored and bolded are being added by this ordinance.