

ORDINANCE NO. 194

AN ORDINANCE TO AMEND "THE ZONING ORDINANCE OF ASHLAND CITY, TENNESSEE" AS OFFICIALLY ADOPTED ON FEBRUARY 10, 1999, AS AMENDED.

WHEREAS, the following revisions were recommended by the Ashland City Municipal Planning Commission; and

WHEREAS, a public hearing was conducted in this regard before the Mayor and City Council of the Town of Ashland City, Tennessee on Feb 16, 1999; and

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE: that "The Zoning Ordinance of Ashland City, Tennessee" is hereby amended to read as follows (all changes are depicted in capital letters):

ARTICLE IV - Supplementary Provisions Applying to Specific Districts.

SECTION 4.150. SPECIAL PROVISIONS FOR MINI-WAREHOUSE FACILITIES (SELF-SERVICE STORAGE FACILITIES). IN ALL C-2 ZONING DISTRICTS, AS WELL AS IN ALL INDUSTRIAL ZONING DISTRICTS WHEREIN MINI-WAREHOUSE FACILITIES ARE ALLOWED, THE FOLLOWING STANDARDS SHALL APPLY:

- A. RESIDENTIAL OCCUPANCY MAY BE PERMITTED IN CONJUNCTION WITH THE OFFICE FACILITY SITUATED WITHIN THE MINI-WAREHOUSE COMPLEX OR FACILITY ON THE SAME ZONE LOT, AS AN ACCESSORY USE THEREOF, IN ORDER TO FACILITATE ADEQUATE SECURITY OF THE PREMISES ACCORDING TO THE FOLLOWING PROVISIONS:
1. NO MORE THAN ONE (1) DWELLING OR ROOMING UNIT MAY BE PERMITTED IN CONJUNCTION WITH THE OFFICE FACILITY SITUATED WITHIN THE COMPLEX, LOCATED ON THE SAME ZONE LOT, LIMITED TO TWO (2) BEDROOMS OF NO MORE THAN NINE HUNDRED (900) SQUARE FEET.
 2. ANY OFFICE-DWELLING UNIT OR OFFICE-ROOMING UNIT PERMITTED UNDER THE PROVISIONS OF THIS SECTION SHALL BE STRICTLY LIMITED TO OCCUPANCY BY TWO (2) PERSONS EMPLOYED TO MANAGE THE OFFICE FACILITY ON THE SAME ZONE LOT WHILE PROVIDING SECURITY SERVICES TO THE ENTIRE MINI-WAREHOUSE FACILITY THEREON.

3. PRIOR TO ISSUING A PERMIT FOR A SPECIAL EXCEPTION FOR THIS SECTION, DETAILED PLANS MUST BE SUBMITTED TO THE BOARD CLEARLY DEMONSTRATING THE LOCATION OF THE OFFICE-DWELLING UNIT INTERNAL TO THE SITE, THE SPECIFIC PARKING SPACES AND PARKING AISLES SERVICING THIS OFFICE-DWELLING UNIT COMPLEX, AS WELL AS ALL OTHER REQUIRED INFORMATION AS CITED IN SECTIONS 7.060 AND 7.061 SUBSECTIONS A, B, AND C OF ARTICLE VII OF THIS ORDINANCE.

4. IT MUST BE DEMONSTRATED THAT ALL OTHER FIRE CODE AND APPLICABLE BUILDING CODES ARE BEING MET PRIOR TO THE APPROVAL OF A SPECIAL EXCEPTION BY THE BOARD OF APPEALS, IN THIS REGARD.

B. THE ADDITIONAL SUPPLEMENTARY REGULATIONS SHALL ALSO APPLY TO MINI-WAREHOUSE (SELF-SERVICE STORAGE) FACILITIES:

1. NO SELF-STORAGE FACILITY SHALL BE APPROVED UPON A LOT LESS THAN TWO (2) ACRES IN SIZE.

2. ALL STORAGE SHALL BE KEPT WITHIN AN ENCLOSED BUILDING, EXCEPT PROPANE OR A GASOLINE ENGINE OR STORAGE TANKS OR ANY BOAT OR VEHICLE INCORPORATING SUCH COMPONENTS, WHICH SHALL BE STORED IN DESIGNATED SCREENED EXTERIOR AREAS. THIS PROVISION SHALL NOT BE INTERPRETED TO PERMIT THE STORAGE OF PARTIALLY DISMANTLED, WRECKED, OR INOPERABLE VEHICLES.

3. A BARRIER SHALL BE PROVIDED AROUND THE PERIMETER OF THE FACILITY. SAID BARRIER SHALL BE LOCATED AT THE FRONT SETBACK LINE AS WELL AS ALONG THE SIDES AND THE REAR OF THE PROJECT, AND SHALL CONSIST OF EITHER THE SOLID FACADES OF THE STORAGE BUILDINGS OR A FENCE. IF THE BARRIER IS TO BE PROVIDED BY A FENCE, SAID FENCE SHALL BE A MINIMUM OF SIX (6) FEET IN HEIGHT AND SHALL BE CONSTRUCTED OF OPAQUE OR SEMI-OPAQUE MATERIALS THAT WILL PREVENT THE PASSAGE OF LIGHT AND DEBRIS, SUCH AS BRICK, STONE, ARCHITECTURAL TILE, MASONRY UNITS, WOOD, OR SIMILAR MATERIALS, BUT EXPRESSLY PROHIBITING WOVEN WIRE.

4. NO BUSINESS ACTIVITY OTHER THAN THE RENTAL OF STORAGE UNITS AND PICK-UP OR DEPOSIT OF DEAD STORAGE SHALL BE CONDUCTED ON THE PREMISES. ALL CONTRACTS FOR RENTAL OF SELF-STORAGE FACILITIES SHALL INCLUDE CLAUSES PROHIBITING THE STORAGE OF FLAMMABLE LIQUIDS, HIGHLY COMBUSTIBLE OR EXPLOSIVE MATERIALS OR HAZARDOUS CHEMICALS AND THE USE OF

THE PROPERTY FOR ANY PURPOSE OTHER THAN DEAD STORAGE. EXAMPLES OF PROHIBITED ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. AUCTIONS, COMMERCIAL WHOLESALE OR RETAIL SALES OR MISCELLANEOUS OR GARAGE SALES.
 - B. THE SERVICING, REPAIR OR FABRICATION OF MOTOR VEHICLES, BOATS, TRAILERS, LAWN MOWERS, APPLIANCES OR OTHER SIMILAR EQUIPMENT
 - C. THE OPERATION OF POWER TOOLS, SPRAY PAINTING EQUIPMENT, TABLE SAWS, LATHES, COMPRESSORS, WELDING EQUIPMENT, KILNS OR OTHER SIMILAR EQUIPMENT.
 - D THE ESTABLISHMENT OF A TRANSFER OR COMMERCIAL WAREHOUSE BUSINESS.
- 5. ONE (1) PARKING SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF STORAGE CUBICLES OR FRACTION THEREOF SHALL BE LOCATED ADJACENT TO THE PROJECT OFFICE. A MINIMUM OF TWO (2) SUCH SPACES SHALL BE PROVIDED.
 - 6. DRIVEWAY AISLES SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET IN WIDTH. A DRIVEWAY AISLE WHERE ACCESS TO STORAGE UNITS IS ONLY ON ONE SIDE OF THE AISLE MAY BE TWENTY (20) FEET IN WIDTH.
 - 7. THE MAXIMUM SIZE OF A STORAGE UNIT SHALL BE SIX HUNDRED (600) SQUARE FEET, AND NO MORE THAN FOUR THOUSAND (4,000) SQUARE FEET SHALL BE LEASED TO A SINGLE TENANT.
 - 8. ALL OUTDOOR LIGHTING SHALL BE SHIELDED SO AS TO DIRECT LIGHT AND GLARE ONLY ONTO THE PREMISES OF THE SELF-SERVICE STORAGE FACILITY AND AWAY FROM ALL ADJOINING PROPERTY. SUCH LIGHTING SHALL BE SUFFICIENT TO DISCOURAGE VANDALISM AND THEFT

9. ALL MINI-WAREHOUSE FACILITIES SHALL BE ADEQUATELY LANDSCAPED.

BE IT FURTHER ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE that this Ordinance shall become effective from and after its passage, the public welfare requiring it.

PASSED FIRST READING 12th day of January, 1999.
PASSED SECOND READING 14th day of February, 1999.

Mayor

ATTEST:

APPROVED AS TO FORM AND CONTENT:

D. O. Neal
City Recorder

City Attorney