

**Article 2 General Provision Section 2.2 Definitions**

Mini Warehouse also known as Self – Service Storage Facility: Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property on a minimum of 175,000 square feet in area (4 acres).

**Article 3 District Regulations Section 3.1 Uses by District**

<b>LAND USES</b>	<b>ZONING DISTRICTS</b>						
	<b>RA-1</b>	<b>RA-2</b>	<b>B</b>	<b>IND-1</b>	<b>IND-2</b>	<b>CP</b>	<b>EE</b>
Mini Warehouse (AKA Self- Storage Facility)	<b>N</b>	<b>N</b>	<b>SP</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>

**Mini-Warehouse: Minimum lot area 175,000 square feet (4 acres) required. Maximum Percentage of Lot Area covered by Structures (Lot Coverage) Building Alone 45 %**

## TABLE OF GENERAL BULK REGULATIONS

Zone	General Use Application <sup>1</sup>	Minimum Lot Area	Maximum Percentage of Lot Area Covered by Structures (Lot Coverage)		Minimum Frontages <sup>3</sup>	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height	Minimum Floor Area
			Building Alone	Impervious Surfaces <sup>2</sup>						
RA-1	Single Family Detached	40,000 <sup>4</sup> SF	15%	30%	150 Ft	50 Ft	25 Ft.	50 Ft.	35 Ft.	960 SF
RA-2	Single Family Detached	80,000 <sup>4</sup> SF	15%	30%	200 Ft.	50 Ft.	25 Ft.	50 Ft.	35 Ft.	960 SF
B	Business	20,000 SF	35%	70%	100 Ft.	50 Ft.	25 Ft.	40 Ft.	35 Ft.	None
IND-1	Industrial	40,000 SF	35%	70%	150 Ft.	50 Ft.	25 Ft.	40 Ft.	35 Ft.	None
IND-2	Industrial	40,000 SF	35%	70%	150 Ft.	50 Ft.	25 Ft.	40 Ft.	35 Ft.	None
CP	Commerce Park	80,000 <sup>5</sup> SF	35% (Minimum)	70%	200 Ft.	50 Ft.	25 Ft.	40 Ft.	35 Ft.	None
EE	Earth Excavation	--	--	--	--	--	--	--	--	--

2. Includes any hard-surfaced, man-made area that does not readily absorb or retain water including, but not limited to, building areas, parking and driveway areas, streets, graveled areas, sidewalks and paved recreational areas.

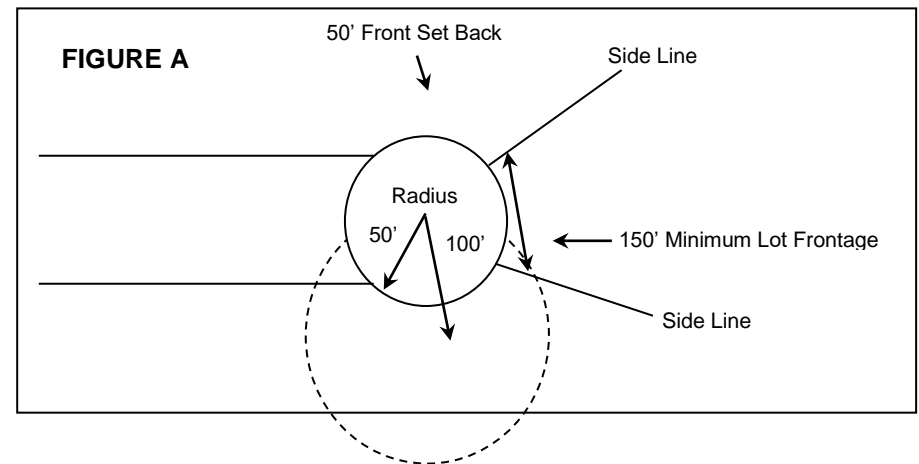
3. On lots served by a permanent cul-de-sac, the length of an ARC measured from side line to side line with the radius of 50 feet greater than the cul-de-sac radius shall measure 150 feet to meet the minimum frontage requirement. (The measurement shall be 138.65 feet on the chord) Another acceptable method for determining the ARC is to measure the distance between the lot side lines at the minimum 50 feet street setback line (See Figure A).

4. Minimum Buildable Area Regulation applies.

5. Minimum Square is 150 feet on all sides.

**\*MINI WAREHOUSE (Business Zoned Only)**

Minimum Lot Area 175,000 square feet in area(4 acres). Maximum Percentage of Lot Area Covered by Structures (Lot coverage) 45 %



# ARTICLE 6 OFF-STREET PARKING AND LOADING REGULATIONS

## Section 6.4 Off- Street Parking Requirements

### MINIMUM OFF-STREET PARKING REQUIREMENTS

#### Type of Building or Use

(19) Wholesale and distribution, warehousing and storage, truck terminals and other enclosed storage uses, and manufacturing and industrial establishments

#### Required Parking Spaces

1 space for each 750 sq. ft. of gross floor area or 1 space for each employee on the maximum work shift, whichever is greater.

(19a.) Mini Warehouse  
(AKA Self- Storage Facility  
With Outdoor Storage)

**.14** spaces per 1000 sq. ft. of gross floor area of building  
example of calculation  
1000 sq. ft divided by .14 = 7,143 sq.ft.  
90,000 sq. ft gross floor area of a building  
90,000 sq. ft divided by 7,143 sq. ft = 13 spaces

