

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 7

Bill No. 21-15

Introduced by Mr. Walker, Chairman
(by request of the County Executive)

By the County Council, April 6, 2015

Introduced and first read on April 6, 2015
Public Hearing set for and held on May 4, 2015
Bill Expires July 10, 2015

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Self-Service Storage Facilities

2
3 FOR the purpose of permitting self-service storage facilities as a special exception use in
4 certain commercial districts and as a conditional use in certain industrial districts;
5 amending the conditional use requirements for self-service storage facilities;
6 establishing special exception requirements for self-service storage facilities; and
7 generally related to zoning.

8
9 BY repealing and reenacting, with amendments: §§ 18-5-102; 18-6-103; and 18-10-134
10 Anne Arundel County Code (2005, as amended)

11
12 BY renumbering: §§ 18-11-151 through 18-11-160 to be §§ 18-11-152 through 18-11-
13 161, respectively
14 (Anne Arundel County Code, 2005, as amended)

15
16 BY adding: § 18-11-151
17 Anne Arundel County Code (2005, as amended)

18
19 SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*
20 *Maryland,* That §§ 18-11-151 through 18-11-160 of the Anne Arundel County Code
21 (2005, as amended) are hereby renumbered to be §§ 18-11-152 through 18-11-161,
22 respectively.

EXPLANATION: CAPITALS indicate new matter added to existing law.
[Brackets] indicate matter stricken from existing law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.

1 SECTION 2. *And be it further enacted*, That Section(s) of the Anne Arundel
 2 County Code (2005, as amended) read as follows:

3
 4 **ARTICLE 18. ZONING**

5
 6 **TITLE 5. COMMERCIAL DISTRICTS**

7
 8 **18-5-102. Permitted, conditional, special exception, and business complex auxiliary**
 9 **uses.**

10
 11 The permitted, conditional, and special exception uses allowed in each of the
 12 commercial districts, and uses auxiliary to a business complex, are listed in the chart in
 13 this section using the following key: P =permitted use; C = conditional use; SE = special
 14 exception use; and A = auxiliary to a business complex use. A blank means that the use is
 15 not allowed in the district. Except as provided otherwise in this article, uses and
 16 structures customarily accessory to permitted, conditional, and special exception uses
 17 also are allowed.
 18

Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4

Self-service storage facilities		SE	SE	C

19
 20 **TITLE 6. INDUSTRIAL DISTRICTS**

21
 22 **18-6-103. Permitted, conditional, and special exception uses.**

23
 24 The permitted, conditional, and special exception uses allowed in each of the
 25 industrial districts are listed in the chart in this section using the following key: P =
 26 permitted use; C = conditional use; SE = special exception use; and A = auxiliary use to a
 27 business complex use. A blank means that the use is not allowed in the district. Except as
 28 provided otherwise in this article, uses and structures customarily accessory to permitted,
 29 conditional, and special exception uses also are allowed, except that outside storage as an
 30 accessory use in W1 is limited to 15% of the allowed lot coverage.
 31

Permitted, Conditional, and Special Exception Uses	W1	W2	W3

Self-service storage facilities	C	C	C

32
 33 **TITLE 10. REQUIREMENTS FOR CONDITIONAL USES**

34
 35 **18-10-134. Self-service storage facilities.**

1 A self-service storage facility shall comply with all of the following requirements.
2

3 (1) The facility shall be located on a lot of at least two acres.
4

5 (2) Storage and a residence for a caretaker or resident manager shall be the only
6 activities conducted at the facility.
7

8 (3) Outside storage shall be located and secured at the rear of the lot.
9

10 (4) Access shall be provided as follows:
11

12 (i) each one-way interior driveway shall have a travel lane at least 15 feet
13 wide;
14

15 (ii) each two-way interior driveway shall have two travel lanes, each at least
16 12 feet wide; and
17

18 (iii) traffic direction and parking shall be designated by directional signs or
19 pavement painting.
20

21 (5) IN A W1 DISTRICT, SELF-SERVICE STORAGE FACILITIES SHALL BE WITHIN AN
22 ENCLOSED CENTRAL STRUCTURE AND CONFORM TO THE DESIGN STANDARDS OF THE
23 INDUSTRIAL PARK DISTRICT IN WHICH IT IS LOCATED.
24

25 **TITLE 11. REQUIREMENTS FOR SPECIAL EXCEPTION USES**

26 **18-11-151. Self-service storage facilities.**

27 A SELF-SERVICE STORAGE FACILITY SHALL COMPLY WITH ALL OF THE FOLLOWING
28 REQUIREMENTS.
29

30 (1) THE FACILITY SHALL BE LOCATED ON A LOT OF AT LEAST TWO ACRES.
31

32 (2) STORAGE AND A RESIDENCE FOR A CARETAKER OR RESIDENT MANAGER
33 SHALL BE THE ONLY ACTIVITIES CONDUCTED AT THE FACILITY.
34

35 (3) ACCESS SHALL BE PROVIDED AS FOLLOWS:
36

37 (I) EACH ONE-WAY INTERIOR DRIVEWAY SHALL HAVE A TRAVEL LANE AT
38 LEAST 15 FEET WIDE.
39

40 (II) EACH TWO-WAY INTERIOR DRIVEWAY SHALL HAVE TWO TRAVEL LANES,
41 EACH AT LEAST 12 FEET WIDE.
42

43 (III) TRAFFIC DIRECTION AND PARKING SHALL BE DESIGNATED BY
44 DIRECTIONAL SIGNS OR PAVEMENT PAINTING.
45

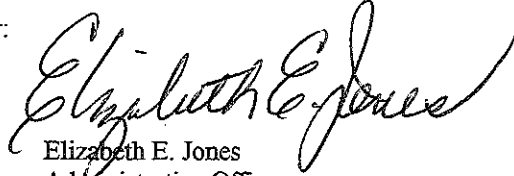
46 (4) OUTSIDE STORAGE IS NOT PERMITTED.
47

48 (5) IN A C2 DISTRICT, A SELF-SERVICE STORAGE FACILITY SHALL BE WITHIN AN
49 ENCLOSED CONTROLLED CENTRAL STRUCTURE WITH NO EXTERNAL ACCESS TO
50 INDIVIDUAL STORAGE UNITS.
51
52

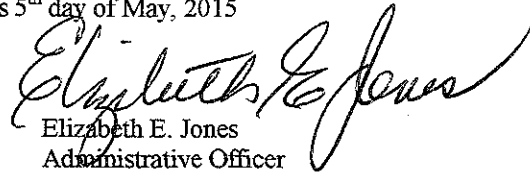
1 SECTION 3. *And be it further enacted*, That this Ordinance shall take effect 45 days
2 from the date it becomes law.

READ AND PASSED this 4th day of May, 2015


By Order:


Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for his approval this 5th day of May, 2015

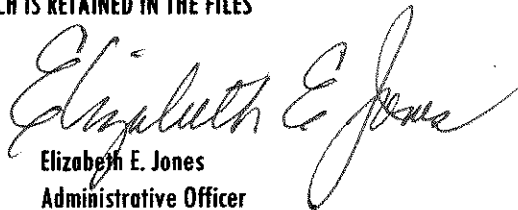

Elizabeth E. Jones
Administrative Officer

APPROVED AND ENACTED this 12 day of May, 2015


Steven R. Schuh
County Executive

EFFECTIVE DATE: June 26, 2015

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
21-15. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Elizabeth E. Jones
Administrative Officer