

# **MINI-WAREHOUSE GUIDELINES**

## **RESOLUTION NO. 2-84**

WHEREAS, the Montgomery City Planning Commission wishes to adopt a set of Regulations for Mini-Warehouse Complexes being submitted to the Commission for development plan review and approval; and

WHEREAS, the Montgomery City Planning Commission feels that these Regulations are necessary and are in the City's best interest;

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Montgomery, on this the 23<sup>rd</sup> day of February, 1984, that the attached Mini-Warehouse Complex Regulations are hereby adopted.

/s/ Herman C. Lott  
**Herman C. Lott, Secretary**

### **APPROVED:**

/s/ Thomas M. Tyson, Jr.  
**Thomas M. Tyson, Jr., Chairman**  
**Montgomery City Planning Commission**

/s/ Helen H. Rahn  
**Notary Public**

February 23, 1984  
**Date**

## **MINI-WAREHOUSE COMPLEX REGULATIONS**

- I. No building permit shall be issued for a Mini-Warehouse complex, and the Board of Adjustment shall not issue a variance or special exception involving a Mini-warehouse complex, except upon a favorable or conditionally favorable report from the Planning Commission. Prior to issuing a favorable report, the Planning Commission shall seek the advice and recommendation of the Fire, Traffic, Technical Services Departments and Planning Controls Division; and shall determine that the proposed Mini-warehouse complex is designed in such a manner as to comply with all City Codes and Ordinances and that the proposed development will be in harmony with the character of the surrounding neighborhood. Where conditions are attached by the Planning Commission or the Board of Adjustment, they shall be included as a part of the building permit.
  
- II. It is the intent of these regulations that Mini-warehouses may be permitted in B-2 and B-3 Business Districts, and M-1, M-2 and M-3 Industrial Districts after they are found to comply with the following criteria:
  - 1) May be appropriately intermingled with other types of business use after they are found to be in harmony with the character of the surrounding neighborhood.
  - 2) Shall not form long unbroken lines of buildings without proper fire lanes and access drives.
  - 3) Shall constitute groupings making efficient, economical compatible and convenient use of the land and open space; and serving the public by providing alternative to conventional arrangements of yards and buildings areas.
  - 4) That special condition and circumstances will not result from granting the approval of mini-warehouses in these zoning districts that are not enjoyed by other properties and property owners in the same district.
  
- III. In line with the general considerations above the following site plan and design criteria are established:
  - 1) Each mini-warehouse complex shall be constructed on its own lot, unless otherwise approved by the Planning Commission.
  - 2) Minimum lot area will comply with the zoning district in which the mini-warehouse complex is located.
  - 3) Minimum lot width at building line in feet shall comply with the zoning district in which the mini-warehouse complex is located.

- 4) Minimum width of paved access drive for mini-warehouse complexes shall be 20 ft.
- 5) Minimum distance between mini-warehouse units shall be 20 ft.; with a 26 ft. and 39 ft. outside turning radius minimum at the end of each building, with an access drive.
- 6) Maximum building length 300 ft., with a 10 ft. fire lane between interior buildings.
- 7) Maximum building area, percent of gross lot area fifty percent (50%).
- 8) Minimum depth of front, side, and rear yards, shall be the same as the zoning district the complex is located, unless a buffer zone is required.
- 9) Fire breaks or walls in the mini-warehouse building and/or complex shall comply with the City Building Code; (Ord. No. 78-83) and shall be installed every 1,500 sq. ft. to 1,700 sq. ft. as provided for in said Ordinance.
- 10) Minimum side or front yard abutting a street or right-of-way shall be 20 ft. or that required by the zoning district the complex is located, that which is greater shall apply.
- 11) Off-street parking for office and quarters for a watchman or office manager shall be two (2) spaces; plus one (1) space per one hundred units.
- 12) There shall be no business of office either retail or wholesale operated from any mini-warehouse complex, other than the complex manager office, and no business license shall be issued by the City for any such use in any such complex.
- 13) Maximum building height shall be set by the zoning district the complex is located or by the Planning Commission if the height is to be limited or restricted.

#### IV. Buffers

- 1) Each boundary or residential zoned subdivision or property shall be separated a minimum of 10 ft. therefrom by a natural or artificial barrier.
- 2) Each buffer zone shall be landscaped and maintained on a permanent basis.

- 3) A landscape plan will be required if a buffer is to be developed and shall be completed prior to a Certificate of Occupancy being issued for the complex.

#### V. Development Plan

The following information shall be submitted to the Planning Commission for its evaluation prior to any action being taken on any such application.

- 1) Area and dimensions of the proposed complex, building, lots, driveway and easements.
- 2) Location of all water and sewer lines, water supply and fire hydrants with distances shown by the access route to those facilities.
- 3) A detailed drainage plan prepared by a registered engineer or architect shall be required.
- 4) Location and dimensions of all buffer zones, office structures, accessory structures, open spaces, and buildings.
- 5) A traffic analysis showing the effect on adjacent properties and streets if requested by the Planning Commission shall be provided.