

ORDINANCE NO. 290 (22-23) (AS AMENDED)

An Ordinance to amend Chapter 1103 [Special Provisions]
of the Codified Ordinances of the City of Marietta, Ohio.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARIETTA, OHIO:

Section 1: That Chapter 1103 – [Special Provisions] of the Codified Ordinance of the City of Marietta, Ohio, shall be and is hereby amended in order to add section 1103.16, as follows:

1103.16 INTERIOR ENCLOSED CLIMATE CONTROLLED SELF-STORAGE FACILITIES:

(a) Definition: The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning.

(1) Interior Enclosed Climate Controlled Self-Storage Facility: Interior Enclosed Climate Controlled Self-Storage Facility means a fully interior, enclosed climate controlled facility containing independent locked rooms or locked bays, which are leased to individuals exclusively for storage of personal property, or goods, where such storage rooms or bays are only accessed from the interior of the building. There shall be no exterior use for storage.

(b) General Regulations:

(1) Purpose: The purpose of this section is to promote the public health, safety and welfare through the regulations of the interior enclosed climate controlled self-storage facility.

(2) Location: No other interior enclosed climate controlled self-storage facility within a “C-3” Zoning District can be located within a radius of one and one-half miles (1-1/2) of another interior enclosed climate controlled self-storage facility within corporation limits. This is not subject to special exception provisions.

(3) Building Lot Coverage: Must conform to “C-3” regulations [1121.03 and 1121.04].

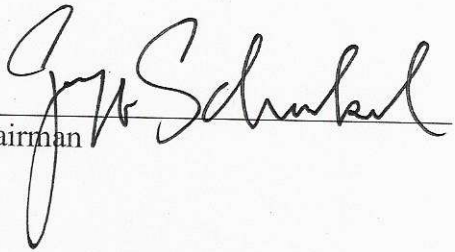
(4) Use limitations. No wholesale or retail sales are permitted by the Lessee or renter in association with an interior enclosed climate controlled self-storage facility. The interior enclosed climate controlled self-storage facility shall abut or have access to an arterial street. Commercial activities permitted on the site of an interior enclosed climate controlled self-storage facility shall be rental of storage rooms, or storage bays and pickup and delivery of goods or property in said storage room or storage bays. This section shall not be construed as to prohibit the Lessor from conducting other commercial, retail, or

service activities associated with the Lessor's business within the facility. Storage rooms or storage bays shall not be used as a dwelling place; or to manufacture, fabricate, or process goods; or to service or repair vehicles, boats, small engines or electrical equipment or to conduct similar repair activities; or to conduct garage sales or retail sales of any kind, by the Lessee.

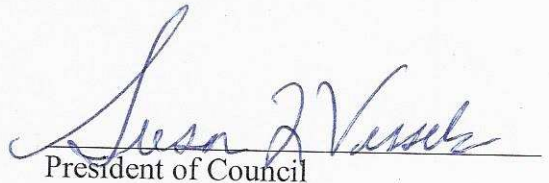
- (5) Not used as an Address. Storage rooms or storage bays shall not be used as a legal address. Individual storage bays within an interior enclosed self-storage facility shall not be considered premises for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.
- (6) Items Prohibited to be stored: An interior enclosed self-storage facility does not permit the storage of live animals, grain storage, perishable food storage, the storage of plants or other natural items that may decompose, storage of flammable liquids or highly combustible or explosive materials, or hazardous chemicals of any kind. An interior enclosed climate controlled self-storage facility does not permit the storage of boats; cars; trucks; motorcycles; ATVs; UTVs; any other gasoline, diesel or battery-powered vehicles or implements; or electric powered vehicles.
- (7) No outdoor storage or storage pods: There shall be no outdoor storage of vehicles or goods on the premises by Lessees. There shall be no outdoor storage pods on the premises by the Lessors. There shall be no semi-tractor trailer storage on the premises.
- (8) Outdoor Lighting: All outdoor lights shall be shielded to ensure that light and glare are limited to the premises and are directed away from adjacent properties. Lights shall be low intensity. If an interior enclosed self-storage facility abuts a residentially zoned property, outdoor lighting shall be limited to a maximum height of 15 feet.
- (9) Use of loud speakers: No exterior loudspeakers or paging equipment shall be permitted on the site.
- (10) Zoning Rules: All development standards not listed in this section shall be in accordance with the applicable zoning district standards of the Codified Ordinances of the City of Marietta, Ohio.

Section 2: That this Ordinance shall take effect and be in full force from and after the earliest time allowed by law.


Introduced by the Planning, Zoning, & Annexation Committee, Geoff Schenkel, Chairman.


Chairman

Passed this 5th day of October, 2023.


President of Council

ATTEST:


Clerk of Council

Approved this 5th day of October, 2023.


Mayor

First Reading August 3, 2023 As Amended

Second Reading October 5, 2023

Third Reading Suspended