

SELF SERVICE STORAGE FACILITY SUPPLEMENT TO SPECIAL USE PERMIT APPLICATIONS

Section 6.6 C-1 Commercial:

Section 6.6.1 Intent and Purpose: This section establishes the C-1 Commercial District to allow for convenience type shopping for Township residents and for limited marina and transient lodging facilities. It is the purpose of this regulation to avoid undue congestion on major highways, to promote smooth and safe traffic flow along highway routes. Commercial activities within this district are those which primarily offer goods and services which are generally required by a family at intervals of a week or less.

Section 6.6.2 Uses Permitted Under Special Use Permits: The following uses of land may be permitted by the application for and the issuance of a special use permit when specified procedures and requirements, as outlined in Article VIII and sections cited, are complied with. All of the following uses must be conducted in a permanent, enclosed building unless otherwise provided herein.

(6) Self Service Storage Facility.

Section 6.6.3 Site Development Requirements:

- (1) Yard Storage: Whenever a business establishment engages in storage of supplies, merchandise, containers or any other materials outside the confines of an enclosed building structure, it shall provide an enclosure of solid fence not less than six (6) feet in height around such yard storage area. The fence shall be constructed and maintained in a manner approved by the Zoning Administrator. The Zoning Administrator may permit substitution of a barrier or screen other than a fence when the same will serve the purpose of screening from vision, noise and odor.
- (2) Off Street Parking: As provided in Article VII, Section 7.6.
- (3) Landscaping: The front yard area and any side yard not used for parking or driveway space shall be planted and maintained in accord with an appropriate landscape design, as designated by the Township Board.
- (4) Signs as allowed by Section 7.11.

Section 6.6.4 Area and Bulk Requirements Shall be subject to the provisions of Section 6.8 Schedule of Regulations.

Section 6.6.5 Self Service Storage Facility

Section 6.6.5.1 Intent

The Self-Service Storage Facility provides space for the dead storage of personal goods left for a period of time. A number of people desire storage in addition to that normally provided with their residence such as: Excess furniture after moving from a larger to a smaller dwelling; Storage of automobiles, boats, recreational vehicles, and all kinds of miscellaneous bulky possessions. There are commercial businesses that need places to store old records and files.

A Self-Service Storage Facility is to be located in one of the existing commercial areas in Bowers Harbor, Mapleton and Old Mission or in an area adjacent to these areas that is rezoned for commercial expansion. This is consistent with the Township Comprehensive Plan Commercial Policies.

Section 6.6.5.2 Uses:

1. Rental Space for dead storage of personal property only and no business activity other than rental of storage units shall be conducted on site.

Section 6.6.5.3 Standards:

- (1) Rental storage units shall not be used for the servicing or repair of motor vehicles, boats, trailers, lawn mowers and other similar equipment; or for office, retail, manufacturing or other similar uses.
- (2) No activities such as miscellaneous or garage sales shall be conducted on the premises.
- (3) All storage uses shall be inside an enclosed building.
- (4) An on-site residence for a resident manager may be approved by the Township Board as part of the business.
- (5) The lease shall include a statement of allowed uses and uses that are not allowed by this Section.
- (6) There shall be a designated manager to provide a security function; to insure that the conditions of the lease are met; and that the Self-Service Storage Facility is used for its designated purpose.
- (7) For Self-Service Storage Facilities with storage area of 20,000 square feet or more, a residence for a resident manager shall be required on the site as shown on an approved site plan.
- (8) Minimum Parcel Size Shall be 45,000 square feet with a minimum width of 150 feet. (80 10' by 20' units = 22,000 square feet with a 35% lot coverage by structures equals 44,000 square feet.)
- (9) Existing C-1 Zone Setbacks Front - 35'; Side 10'; Rear 30'. 35% lot coverage by structures.
- (10) Security fencing shall not include electrically charged, barbed wire or razor wire, and shall not be placed in a required front yard setback area.
- (11) Spacing between structures shall be a minimum of 20 feet and emergency access shall be provided to at least three sides of all structures.
- (12) Lighting
 - (a) All lighting shall be shielded and directed downwards; light sources shall be located and designed so as to prevent light from being directed outside the boundaries of the development.

- (b) Light poles and fixtures shall be located as low as practical;
 - (c) A greater number of low "area" lights are favored over higher lights.
 - (d) Incandescent lights are favored over sodium or mercury-type street lighting.
- (13) Signs shall comply with Section 7.11. Signs.
- (14) Vehicle Access: Access drives shall be designed to handle automobiles, vans, light trucks, and other two-axle vehicles. Access to all structures shall be as determined by the Township Board in consultation with the Peninsula Township Fire Chief.

SIGNS

Section 7.11.3 Signs Permitted in all Districts: The following signs shall be allowed in all zoning districts:

- (d) Entrance Way Sign.

Section 7.11.4 Signs Permitted in Commercial Districts: In the Commercial Districts the following signs shall be permitted:

- (a) Signs allowed by Section 7.11.3.
- (b) Billboards - PROVIDED that they shall be allowed only along M-37 and shall be restricted to properties zoned Commercial C-1.
- (c) Business Center Sign.
- (d) Business Identification Sign.
- (e) Promotional sign provided it pertains to the business or product on the property and also provided that it is changed at least bi-weekly.

TABLE 7.11.6: SIGN PLACEMENT AND REQUIREMENTS TABLE
CONTINUED

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(d) The following signs require approval of the Zoning Board of Appeals unless approved by the Township Board either as part of a Special Use Permit or as an Event Permit and they also require a sign permit issued by the Zoning Administrator.

Sign Type	No.	Area	Hgt.	Stbk.	Lt.
Business Identification Not in a Business Center	1	9	10	15	Yes

Sign-Business Identification: A sign identifying a business operating on the premises where located. This sign does not include Home Occupation or Bed and Breakfast business.