

**AT THE REQUEST OF THE ENTIRE CITY COMMISSION
ORDINANCE NO. 2022-19**

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING VARIOUS SECTIONS OF THE DADE CITY LAND DEVELOPMENT REGULATIONS, RELATED SELF-SERVICE STORAGE FACILITIES, SITE CRITERIA, AND INDIVIDUAL UNITS; PROVIDING FOR CONFLICTS; CODIFICATION, SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Dade City Land Development Regulations ("LDR") was adopted by Ordinance 2014-06 and has had subsequent amendments since its adoption; and

WHEREAS, since adoption of the LDR, and its amendments, City staff has recommended amendment of additional sections of the LDR to revise policy and provide greater clarity and efficiency of administration; and

WHEREAS, the Dade City Planning Board reviewed the proposed changes on June 1, 2022; and

WHEREAS, the City Commission finds adoption of the amendments contained herein is in the best interest of the residents of the City of Dade City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DADE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The above recitals and "Whereas" clauses are hereby included herein as findings by the Dade City Commission and made a part of this Ordinance.

SECTION 2. Section 4.1, Table 4.1-1 is hereby amended to read as follows:

USE CATEGORY	USE TYPE	RESIDENTIAL						BUSINESS						PLANNED DEVELOPMENT				Use Specific Standards Sec. 4.3		
		O U A	R S 1	R S 2	R S 3	R G 1	R G 2	R I O	R I O	C N	C B D	C G	C H	I L W	I H	C O M	R M		T N D	E C
Self-Service Storage	New Construction; Stand Alone, single use																			Section 4.3.4(H)
	Adaptive Reuse, mixed use										P	P			A				A	Section 4.3.4(H)

SECTION 3. Article 4, Section 4.3.4 (H) entitled "Self Service Storage Facilities" is hereby amended to read as follows:

(H) Self Service Storage Facilities

Self-service storage facilities shall comply with the following standards:

- (1) ~~Free standing, s~~Single use self-service storage facilities are permitted only as an adaptive reuse of an existing building located in a CG or CH, Commercial General/Commercial Highway zoning district. ~~No s~~New Construction, Standalone single use self-storage centers are ~~permitted conditional uses~~ in the CG or CH, Commercial General/Commercial Highway zoning district.

(2) Mixed and Multi-Use Self-Service Storage Facilities

Adaptive reuse All self-service storage facilities shall be part of a mixed-use site development or part of a multi-use building or facility containing other compatible uses. ~~No single-use freestanding self-service storage facility shall be permitted.~~ The following criteria must be included in the design of any adaptive reuse self-service storage facility site or building.

- (a) A professional, commercial, or retail use compatible with a self-service storage facility must front at least 75% or more on the parcel's primary street.
- (b) At least two professional, commercial or retail uses must be located facing the frontage of the parcel's primary access. Properties located adjacent to major thoroughfares such as U.S. Highway 301 and State Road 52, require at least one additional professional, commercial or retail use.
- (c) The frontage professional, commercial and retail uses must be distinct from, unrelated to and not an accessory use to a self-storage facility.
- (d) Building facades visible from all public rights-of-way must have the appearance of a professional office, commercial and/or retail building through the use of doors, windows, awnings, and other appropriate building elements.
- (e) Exterior building materials must be stucco, brick, stone or a combination of those materials and must wrap the entire building(s) located on the site or development. Appearance review is required prior to the issuance of the building permits.
- (f) Buildings that are two or more floors must be designed to have the appearance of a multi-floor building through the use of windows, doors, awnings, canopies and other appropriate building elements.
- (g) Aisles not serving storage spaces shall not be used for required parking/loading lanes unless otherwise required by the Land Development Regulations.
- (h) Building height is limited to 35-45 feet for self-service storage facilities.
- ~~(i) Architectural renderings of each elevation and site plan shall be submitted with any applicable preliminary development plan submittal for buildings exceeding 5,000 square feet. Detailed building elevations must be submitted as part of the application for the building permit.~~
- (i) The self-storage facility shall be limited to dead storage only, limited incidental sales of storage materials, and accessory uses customarily incidental to self-storage facilities, as authorized in this Section.**
- (j) Individual storage bays within a self-storage facility shall not be used for any use other than dead storage.**
- (k) Except as otherwise authorized in this Section, all items stored on the site shall be placed entirely within enclosed buildings.**
- (l) Storage of toxic, hazardous, flammable, explosive or noxious materials is prohibited, except as permitted by applicable law.**

(3) Prohibited Uses On-site

Individual units or bays within any self-service storage facility shall not be used as living quarters; to manufacture, fabricate or process goods; service or repair vehicles, small engines or electrical equipment, or similar repair activities; conduct garage sales; or conduct any other commercial, industrial, or recreational activity on the site.

(4) Security or Caretaker Quarters

One (1) security or caretaker quarters may be developed on the site.

(5) Not a Legal Address

Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

(6) Enclosed Buildings

Except as provided in this subsection, all property stored on the site shall be entirely within enclosed buildings.

(7) Open Storage of Recreational Vehicles and Dry Storage of Boats

Open storage of recreational vehicles and dry storage of boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

(a) *Designated Area*

The storage shall occur only within a designated area. The designated area shall be clearly delineated.

(b) *Area*

The storage area shall not exceed 49 percent of the buildable area of the site.

(c) *Screening*

The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building or building façade and/or solid fencing with landscaping on the outside of the fence or building facade. ~~Frontage shade trees shall be required between the right of way and the build to line. One shade tree shall be required for every 50 linear feet.~~ The fence shall be screened by a 20 foot, Type D, Option 3 landscape buffer as outlined in Table 6.2-1 and 6.2-2 and shall include understory tree/ornamental tree every 40 l.f. and perennial shrubs to create a solid, opaque screen of the area . Canopy trees shall be a minimum of 8 feet in height with the caliper based on the tree type per Florida Nursery and Grade Standard. Ornamental or understory trees shall have a caliper of one and a half inches at 4 inches above grade at time of planting. Shrubs which are upright in nature shall be a minimum of 24 inches height and 18 inches in diameter at the time of planting.

(d) *Setback/Build to Line*

(1) Storage shall not occur within the area set aside for minimum building setbacks.

(2) *No less than 25% of the on-site buildings shall be constructed to the build-to-line.*

(3) The minimum front setback line shall be 25' and the maximum front setback line shall be 75'.

(4) *The minimum front build-to-line shall be 25'.*

(e) *No Dry Stacking of Boats*

No dry stacking of boats shall be permitted on site.

(f) *No Vehicle Maintenance, Washing, Or Repair*

No vehicle maintenance, washing, or repair shall be permitted.

(8) Lot Area

~~Minimum lot area shall be consistent with the zoning district. Adaptive Reuse there shall be no maximum lot area. New construction, stand alone, single use, the maximum lot area shall be three acres. The minimum lot area shall be five (5) acres.~~

(9) Minimum Separation Between Buildings

If separate buildings are constructed, there shall be a minimum separation of 10 feet between buildings.

(10) Height

~~With the exception of a structure used as a security or caretaker quarters, the maximum height of a self-service storage facility shall be 35 feet. In addition, The maximum height of any self-service storage facility shall be 45~~

~~feet, inclusive of a required~~ a parapet wall ~~shall to~~ be constructed to screen roof-mounted heating and air conditioning and other equipment, if any. ~~The combined height of the building and the parapet wall shall not exceed 40 feet.~~

(11) On-site Circulation – New Construction

(a) *Interior Parking*

(1) On-site parking shall be located a minimum of fifteen (15') feet beyond the build-to line.

~~(2)~~ Interior parking shall be provided in the form of aisle ways adjacent to the ~~storage bays~~ building. These aisle ways shall be used both for circulation and temporary customer parking while using the storage bays ~~facility~~. The minimum width of these aisle ways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

(b) *Mark Traffic Flow Patterns*

The one- or two-way traffic flow patterns in aisle ways shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows.

(c) *Circulation of Vehicles and Emergency Equipment*

Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisle ways according to the Florida Fire Prevention Codes.

(12) Lighting

Outdoor lighting shall not trespass the site, cause glare or spill over to adjacent properties and shall be directed downward. Upward accent lighting is encouraged provided it does not extend beyond the roofline. A lighting plan showing the lumen

(13) Storage Bay Doors

Storage bay doors shall not face any abutting property located in a residential district, nor shall they be visible from any public road, unless screened from view.

(14) Hours of Operation

Hours of operation of public access to a self-storage facility or individual unit, which may be located adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 a.m. to 10:00 p.m.

(15) Architectural Uniformity

The exterior facades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. The colors selected shall be compatible with the character of the neighborhood.

SECTION 3. CONFLICTS. All ordinances or parts of ordinances in conflict with any of the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. CODIFICATION. This Ordinance shall be incorporated into the Dade City Land Development Regulations. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance and the City Codes may be freely made.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of

competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance shall be effective immediately upon its adoption.

UPON MOTION DULY MADE AND CARRIED, the foregoing Ordinance No. 2022-19 was adopted on first reading following a public hearing by the City Commission of Dade City, on the day of , 2022.

UPON MOTION DULY MADE AND CARRIED, the foregoing Ordinance No. 2022-19 was adopted on second and final reading following a public hearing by the City Commission of Dade City, on the day of , 2022.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2022.

JAMES D. SHIVE, MAYOR

ATTEST:

ANGELIA GUY, CITY CLERK

Approved as to form:

Thomas Thanas, City Attorney