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Adopted: 2-7-17

ORDINANCE NO. A-22

AN ORDINANCE AMENDING ORDINANCE NO. A-1 (“ZONING ORDINANCE OF THE TOWN OF GREENWOOD”) TO ALLOW SELF-STORAGE FACILITY USES AS A CONDITIONAL USE IN THE DOWNTOWN COMMERCIAL DISTRICT (“DC”)

WHEREAS, the Town of Greenwood is authorized to enact zoning regulations pursuant to 22 *Del. C.* Chapter 3 and section 29(a)(23) of the Town Charter;

WHEREAS, the Town Council adopted a Zoning Ordinance on January 6, 2009; and

WHEREAS, in the opinion of the Town Council of the Town of Greenwood, it is in the best interest of the health, safety, and welfare of the citizens of the Town of Greenwood to amend the Zoning Ordinance to allow self-storage facilities in the Downtown Commercial District of the Town of Greenwood.

NOW THEREFORE, BE IT HEREBY ENACTED by the Town Council of the Town of Greenwood, a majority thereof concurring in Council duly met, that the Zoning Ordinance of the Town of Greenwood be amended as follows:

Section 1. Amend Article 3, Definitions, Section 3.1 (“Specific Definitions”) by making additions as shown by underline and deletions as shown by ~~strike through~~ as follows:

SANATORIUM – An institution for the care and treatment of invalids and convalescents.

SELF-STORAGE FACILITY – One or more buildings in a controlled access area that contain varying sizes of individual, compartmentalized, and controlled compartments, rooms, spaces, containers, or other types of units that are individually rented, leased, or sold to customers for the storage of personal or business goods or wares. Also known as mini-storage facilities.

SETBACK – A minimum distance required by zoning to be maintained between two structures or between a structure and property lines.

Section 2. Amend Section 6.4 (“Downtown Commercial District”), section 6.4.3 (“Conditional uses subject to special requirements”), by making additions as shown by underline and deletions as shown by ~~strike through~~ as follows:

6.4.3. Conditional uses subject to special requirements. The following uses are permitted subject to receiving a conditional use permit by the Town Council as provided in Article 7 of this ordinance.

- (1) Small convenience grocery shops with gas pumps
- (2) Community residential treatment program
- (3) Commercial indoor recreation activities, including amusement arcades, indoor theaters, social clubs, youth clubs or similar facilities
- (4) Dry-cleaning establishments
- (5) Undertakers, funeral home/mortuaries
- (6) Motels and hotels
- (7) Instructional, business or trade stores
- (8) Fast-food or franchised food service operated restaurants
- (9) Day-care centers
- (10) Charitable and Philanthropic organizations
- (11) Liquor Store
- (12) Residence apartments in conjunction with any nonresidential use.
- (13) Fraternal, social service, union or civic organization; private social club
- (14) Self-storage facility, provided that the following requirements shall be met:
 - a. Only the picking up, depositing, and storing of goods shall be permitted on the property. No other non-storage uses shall be permitted.
 - b. An office for managing the self-storage facility may be permitted on site.
 - c. All storage shall be completely confined within enclosed buildings or structures.
 - d. Evergreen vegetation shall be planted for screening purposes along all property lines abutting roadways or residential districts.
 - e. Retail sales of any kind, including garage sales, estate sales, or auctions shall not be permitted.
 - f. Self-storage facilities shall not be used to store flammable, perishable, or hazardous materials, or for the keeping of animals.
 - g. All lighting on the property shall be installed and arranged in such a way that no lighting shines directly on any adjacent residential properties.

SYNOPSIS

This ordinance allows self-storage facilities in the Downtown Commercial District, subject to conditional use approval. This ordinance requires self-storage facilities to be only used for storage purposes, which storage purposes shall be completely enclosed in buildings. This ordinance creates screening requirements and lighting regulations. This ordinance prohibits retail sales and the storage of dangerous or perishable items, and it allows for an on-site office to be used for managing the storage facilities.

This shall certify that this is a true and correct copy of the Ordinance duly adopted by a majority vote to the Greenwood Town Council at a duly-noticed meeting held on the 7 day of FEB, 2017.


Mayor

ATTEST:  (SEAL)