

ORDINANCE NO. 3308

File No. ZO99-3

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE, ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, BY DELETING SECTION 3-502 IN ITS ENTIRETY, ADOPTING A NEW REVISED SECTION 3-502 REGARDING MINIWAREHOUSING; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, through administration and experience, the Planning and Zoning Commission has determined that it is necessary to revise certain regulations so that the intended purposes of the Zoning Ordinance are best served; and

WHEREAS, the Planning and Zoning Commission did give public notice and did hold public hearings regarding the proposed revisions and has recommended amendment of the ordinance; and

WHEREAS, the City Council did give public notice and did hold public hearings regarding the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Mesquite Zoning Ordinance, adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended as follows, said ordinance in all other respects to remain in full force and effect:

- A. **Delete** the existing Section 3-502 in its entirety and **adopt** a new revised Section 3-502 to read as follows:

3-502 Miniwarehousing.

Miniwarehousing shall mean those facilities designed for self-storage by patrons in individual, compartmentalized, controlled-access stalls or lockers. Miniwarehousing shall comply with the following standards.

- A. Use provisions.

1. Dead storage. Miniwarehousing shall be used for storage purposes only and not for any other use, processing, services, or activities. Outdoor storage is prohibited in conjunction with this use except as listed below.

2. Recreational vehicle storage. A miniwarehousing use may include recreational vehicle, boat (watercraft) and automobile storage, provided that the storage area is screened from view and paved. The site/concept plan must show the designated parking/storage area. No parking/storage of recreational vehicles or boats shall be allowed adjacent to a residential district. This accessory use is permitted in the Industrial District and may be allowed only when specifically permitted by a Conditional Use Permit in the Commercial District or specifically requested and approved in a Planned Development District.
3. Apartment. One (1) apartment, located in the principal building, shall be permitted for use by an on-site manager/security guard.

B. Parking and access.

1. Paving. All drives, parking, loading and vehicular circulation areas shall be paved in accordance with Section 3-400.
2. Office parking. One (1) parking space shall be provided in the office/apartment area for each 10,000 square feet of floor area in the miniwarehousing development. These spaces are in addition to the required loading areas.
3. Fire lanes. Continuous marked fire lane access is required throughout the project. Fire lanes shall be a minimum twenty-two (22) feet in width with thirty-foot interior radius and fifty-foot exterior radius unless otherwise permitted by the Fire Code.
4. Loading area. A continuous loading area, minimum eight (8) feet in width, shall be provided for parking and loading in addition to the fire lane along any building where there is access to the storage units.

C. Design criteria.

Miniwarehouse/self-storage projects shall be developed in the "fortress design" so that the rear of the buildings, face outward and have no doors, windows or other openings. Buildings shall be connected by masonry walls designed to match the building exterior except at the entrance area where wrought iron fencing may be utilized. The following standards shall also apply.

1. Separation. The minimum separation between buildings shall be twenty (20) feet, provided that additional separation will be necessary where loading and fire lanes are required.

2. Screening. Projects shall be designed with solid exterior masonry walls with no openings, so that access doors to the storage units are not visible from the public sides of the project. Buildings shall be connected by masonry walls, eight (8) feet in height, designed to match the building exterior except at the entrance area where wrought iron fencing may be used.
3. Office/Apartment. The leasing office/manager apartment shall be 100% masonry with a "residential-style" design, including materials, doors, windows, roofing, roof pitch, etc., typically used in residential design and construction and shall not exceed one (1) story in height if adjacent to a residential district. In areas adjacent to non-residential districts, the zoning district height limit shall apply.
4. Exterior Construction. The building exterior shall be 100% masonry and shall include brickwork, trim, columns, or other design features to add distinction and break up the long facades.
5. Setbacks. The minimum setback adjoining any residential district line shall be ten (10) feet, provided that the rear of the building may be utilized as the required screening wall. All other district setback lines shall apply.
6. Height. Maximum building height adjacent to a residential district line shall be one (1) story, generally limited to a maximum of eleven (11) feet. In areas adjacent to non-residential districts, the district height limit shall apply.
7. Landscaping. Professionally designed landscaping, fully irrigated, shall be provided on all public sides of the property, and shall include at a minimum, foundation plantings, and a tree line. A buffer tree line shall be established within the ten (10) foot landscape strip adjoining a residential district in accordance with Section 1A-301.
8. Mechanical Equipment. No roof-mounted equipment shall be allowed.
9. Signage. Signage shall be limited to wall and monument signs; i.e., no pole signs shall be permitted.
10. Lighting. Lighting shall be installed with no fixtures extending above the rooflines and/or shining towards the residential district.

SECTION 2. That should any word, sentence, clause, paragraph, phrase, or section of this ordinance be held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part of provision hereof other than the part so decided to be invalid, illegal or unconstitutional and shall not affect the validity of the Mesquite Zoning Ordinance as a whole.

SECTION 3. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Mesquite Zoning Ordinance as amended, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 4. That the need to regulate proper development of the City of Mesquite, and the need to protect the public interest, comfort, and general welfare of the citizens of the City of Mesquite creates an urgency and emergency for the preservation of the public health, safety, and welfare, requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 19th day of July, 1999.



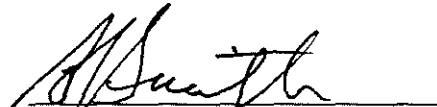
Mike Anderson
Mayor

ATTEST:

APPROVED:



Ellen Williams
City Secretary



B.J. Smith
City Attorney