

CHAPTER 1100. SPECIAL DEVELOPMENT STANDARDS

SECTION 1105. SELF-STORAGE FACILITIES DESIGN STANDARDS

1105.1. Purpose and Intent

The purpose of these design standards is to implement the Pasco County Comprehensive Plan goals, objectives and policies including but not limited to GOAL FLU 4: Design and the policies therein “[T]o preserve and enhance the aesthetic quality, value, and livability of the County’s neighborhoods, development corridors, town centers, employment centers, and rural lands and promote well-designed private and public development through effective community-design standards, codes, programs, and practices.”

1105.2. Applicability

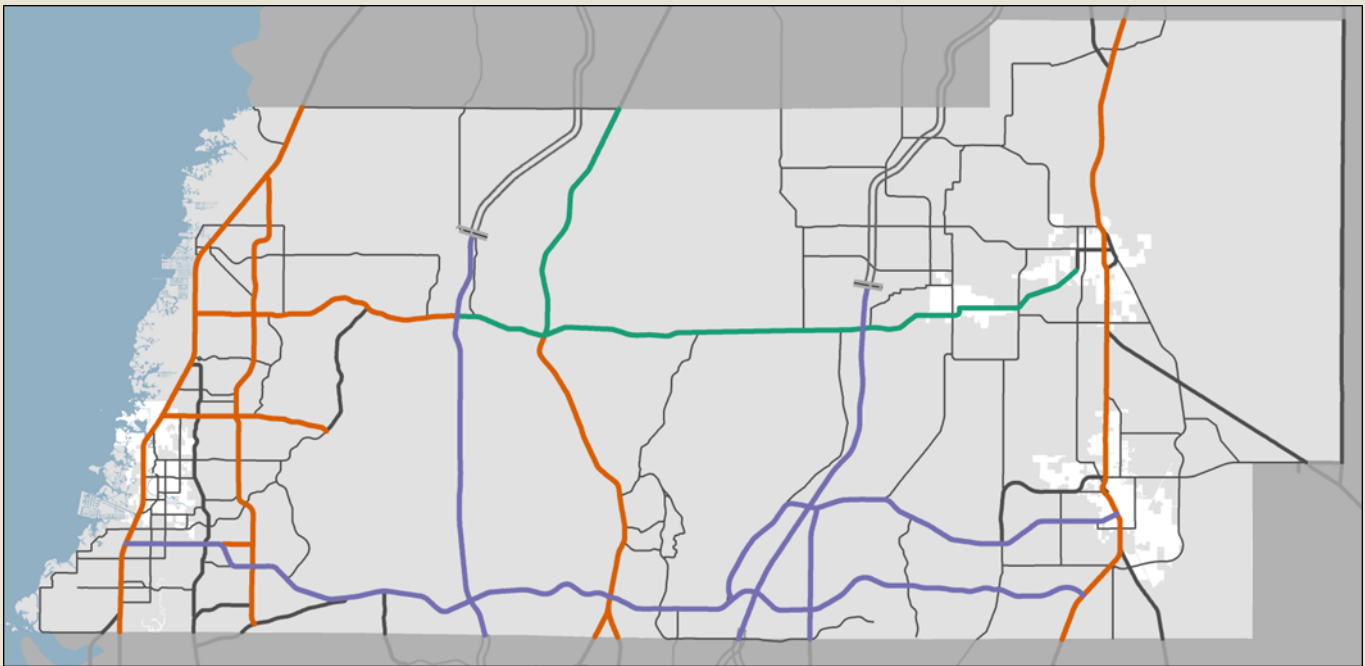
This Section applies to self-storage facilities, including freestanding and accessory recreational vehicles/boats storage (collectively “Self-storage”). Self-storage facilities shall be limited to zoning districts that allow for a self-storage use, including any Master Planned Unit Development Districts that have all uses under C-1 and C-2 as permitted uses or a Land

Use Equivalency Matrix for such use, within unincorporated areas of Pasco County. Additionally, corridor specific standards shall apply for lands lying within six-hundred sixty (660) feet along designated corridors as identified in Figure 1105.2-1.

1105.3. Exemptions

Special exceptions, rezonings, MPUDs, and Planned Development Comprehensive Plan Amendments, approved prior to December 10, 2019, where mini-warehouse or self-storage facilities were specifically listed as a permitted use in the special exception, MPUD conditions, rezoning conditions, Planned Development Subarea Policies, or Land Use Equivalency Matrices (LUEMs) are exempted from compliance with LDC §1105.4 Corridor Specific Design Standards, but all other parts of LDC §1105 shall apply. Existing self-storage facilities (including accessory uses) as of December 10, 2019 shall be exempt subject to LDC §1203.2.

FIGURE 1105.2-1: North 41/ East 52, Redevelopment, and Transit Corridors Map



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|---|---|--|
| <p>North 41/East 52 Corridor</p> | <ul style="list-style-type: none"> •SR 52 – Suncoast Pkwy. to Dade City Limits •US-19 – Hernando County Line to Pinellas County Line •Little Rd. – US-19 to Trinity Blvd. •SR 52 – US-19 to Moon Lake Rd. •CR 54 – SR 54 to Little Rd. | <ul style="list-style-type: none"> •US-41– SR 52 to Hernando County Line |
| <p>Redevelopment Corridor</p> | <ul style="list-style-type: none"> •SR 54 – US-19 to US-301 •Bruce B. Downs Blvd. – SR 54 to Hillsborough County Line •Wesley Chapel Blvd. – SR-56 to Bruce B. Downs Blvd. | <ul style="list-style-type: none"> •US-41 – Hillsborough County Line to SR 52 •Dale Mabry Hwy. – US-41 to Hillsborough County Line •US-301 – Hernando County Line to Hillsborough County Line |
| <p>Transit Corridor</p> | <ul style="list-style-type: none"> •SR 56 – Wesley Chapel Blvd. to US-301 •Suncoast Pkwy. (within the Urban Service Area) •I-75 (within the Urban Service Area) | |

1105.4. Corridor Specific Design Standards

A. North 41/ East 52 Corridor

The purpose of these standards is to protect and preserve the economic development potential of the limited commercial zoning districts along the North US-41 and East SR 52 corridors, , for land laying with frontage along the corridor right-of-way per §1105.2, pursuant POLICY ED 1.6.2: Preservation of Capacity for Employment Generating Uses.



1. Lot Size	3 (three) min. acres North 41 only; refer to zoning district for lot size requirements for East 52.
2. Self-Storage Corridor Setback	75 feet min. from corridor right-of-way; refer to zoning district for all other setbacks.
3. Landscaping	Refer to LDC §905.2.D.
4. Multi-Use	Horizontal and/or vertical permitted but shall not exceed applicable height limits.

B. Redevelopment Corridor

The purpose of these standards is to support development that is adaptive reuse and is contextually appropriate with surrounding communities, for land laying with frontage along the corridor right-of-way per §1105.2, pursuant to POLICY ED 1.4.8: Redevelopment of Commercial Corridors.



1. Lot Size	5 (five) max. acres (no max. for adaptive re-use). Minimum lot size shall be consistent with the zoning district.
2. Self-Storage Corridor Setback	25 feet from corridor right-of-way; refer to zoning district for all other setbacks.
3. Landscaping	Refer to LDC §1102.4.H for building perimeter landscaping and to LDC §905.2.D. Districts along US-301: refer only to LDC §905.2.D.
4. Multi-Use	Horizontal and/or vertical encouraged.

C. Transit Corridor

The purpose of these standards is, for land laying with frontage along the corridor right-of-way per §1105.2, to accommodate self-storage development that supports present and future employment generating uses pursuant to POLICY FLU 8.1.2: South Market Area Establishment.



1. Lot Size	5 (five) max. acres for self-storage facilities (no max. for adaptive re-use). Minimum lot size shall be consistent with the zoning district.
2. Self-Storage Corridor Setback	250 feet min. from corridor right-of-way; refer to zoning district for all other setbacks.
3. Landscaping	Refer to LDC §1102.4.H for buildings exceeding 25,000 sqft. for all other landscaping refer to LDC §905.2.D.
4. Multi-Use	Horizontal and/or vertical encouraged.

General Note: Illustrations in this Ordinance are illustrative and, except for Figure 1105.2-1, are not regulatory.

1105.5. General Design Standards

The following general design standards are required for all self-storage facilities.

A. Performance.

1. 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.
2. Individual storage bays within a self-storage facility shall not be used for any use other than dead storage.
3. Except as otherwise authorized in this Section, all items stored on the site shall be placed entirely within enclosed buildings.
4. Storage of toxic, hazardous, flammable, explosive or noxious materials is prohibited, except as permitted by applicable law.

B. Buildings.

Building design shall consider surrounding structures and provide for massing and height that is contextual. Buildings shall incorporate façade articulations and varied roof planes and pitches in order to minimize visual impact onto surrounding communities. For self-storage facilities exceeding 25,000 square feet, and multi-use buildings exceeding 25,000 square feet occupied by a self-storage facility, LDC §1102.4 A-E and I-K shall apply. Additionally, for self-storage facilities along designated corridors the following shall apply:

1. Individual storage bay doors and faux door treatments shall be oriented away from view from public right-of-way view or concealed.
2. Building materials and material colors shall provide a neutral color palette for the majority of the facility. Color schemes may deviate from a neutral palette for architectural accents, not to exceed 30 percent of any façade.
3. Expansions and/or additions of a self-storage facility are encouraged to maintain architectural uniformity with the existing structure.

C. Parking and Circulation.

1. Aisleways: In no circumstance shall be less than 20 feet in width. These aisleways are to be used for internal circulation and temporary customer parking/loading while using storage bays.
2. Parking: At least 5 (five) parking spaces are required. Parking shall be placed to the side and/or rear of the primary building.

D. Buffer.

1. Designated Corridor Frontage

a. North 41/East 52 Corridor

When existing landscape and topography is maintained, development shall follow §905.2.C.g. . In the event that existing landscape and topography is not feasible to preserve, a Type D landscape buffer shall be installed within the 75 foot self-storage corridor setback.

b. Redevelopment Corridor

A Type D buffer, pursuant to LDC §905.2, shall be installed for the corridor development setback.

c. Transit Corridor

Existing landscape shall be maintained within the 250 foot corridor development setback prior to the development between the corridor and the self-storage facility.

A Type A buffer, pursuant to LDC §905.2, shall be installed on the self-storage facility site area's edge nearest to the corridor, as generally depicted in Figure I 105.4.C.

2. Existing Structures

- a. Remodeled and/or redeveloped self-storage facilities, and adaptive reuse facilities shall comply with LDC § 403.10 for redevelopment landscaping provisions.

E. Multi-Use.

1. Shall mean one or more compatible professional, commercial, or retail occupying the ground floor of the principal building and having main entrances on the principal street as evidenced by the construction plan or building permit application.
2. Any spaces required for self-storage facilities shall count towards the parking requirements for other uses as required by LDC §907.1.E. Portions of such parking may be designated by the developer for end users.
 - a. Reduction strategies found in LDC §601.7.E.3.a. and/or LDC §901.7.F. may be pursued in order to provide for shared parking for multi-use development.
3. The transit corridor setback requirement shall be

reduced if the additional use(s) occupies no less than 50 percent of the ground floor of the principal building. Reduced setback shall follow zoning district.

F. Accessory Uses.

1. Recreational Vehicle/Boat Storage and other customary accessory uses such as truck rentals, retail propane dispensing, (which excludes the sales of residential propane tanks), and similar like uses, are allowable accessory uses for self-storage facilities.
2. Accessory uses shall be incorporated into the overall design of the principal self-storage structure on the site and be visually uniform.
3. Accessory uses shall be screened from view from all property lines and adjacent rights-of-way by a fifty (50) percent opaque fence or wall between six and eight feet in height. Walls shall incorporate the building materials and material colors used in the primary structure. Chain link fences shall be screened from view from public rights-of-way with landscaping. Razor wire and similar materials are not permitted.
4. No more than one dwelling unit for security quarters may be developed on the site and shall be integrated into the buildings' design. This shall not apply for multi-use self-storage buildings that have residential uses.
5. Accessory uses for self-storage facilities in the North 41/East 52, Redevelopment, and Transit Corridors shall be located in the delineated area behind and to the side of the principal building.

G. Free-Standing Recreational Vehicles/Boats Storage (RV/Boat).

1. There are four types of RV/Boat Storage:
 - a. Fully Enclosed,
 - b. Semi-enclosed,
 - c. Covered Parking,
 - d. Open.
2. Fully Enclosed and Semi-enclosed Storage shall comply with LDC §1105.5.B.
3. Covered and Open Storage is prohibited in Transit Corridors within 300 feet of the corridor.
4. All types of RV/Boat Storage shall be screened from view from all property lines and adjacent rights-of-way by a fifty (50) percent opaque fence or wall between six and eight feet in height and follow zoning district buffer and setback requirements if not in a designated corridor. If along a designated corridor, development shall follow LDC §1105.4.
5. Chain link fences shall be screened from view from public rights-of-way with landscaping. Razor wire and similar materials are not permitted.
6. 1 (one) parking space is required.

H. Submittal Requirements.

1. Architectural renderings of each elevation and site plan shall be submitted with any applicable preliminary development plan submittal for buildings exceeding 25,000 square feet,
2. Alternative standard requests may be considered pursuant to LDC § 407.