Proposed Amendments to Sections of Nampa City Code, Title X (ZTA 010-19).

Applicant: City of Nampa
File No: ZTA 010-19

Prepared by: Rodney Ashby, AICP
Date: September 30, 2019

Requested Action(s): Proposed Amendments to certain sections of Nampa City Code(s) Title X (ZTA 010-19):

1) Amendment of Title 10, Chapter 1, Section 19 pertaining to Professional, Public Self-Storage Facility Design and Regulations: locations allowed, structure appearance, project design and layout, lighting and security, and signage.
2) Amendment of Title 10, Chapter 3, Section 2 pertaining to Land Use Controls for Storage Space Rental and Storage-Conditioned Multi-Level Building

City Legal Counsel has drafted the attached ordinances for adoption.

Requested Action: Recommendation of Approval to Nampa City Council

CORRESPONDENCE

Nampa Engineering Division –
1) Questioned the purpose behind limiting a service drive to 300' in NCC10-1-19A.1.
2) Requested we clarify that the minimum distance from the freeway is measured from the right-of-way.
3) Requested clarification about how a one-hundred-foot (100') building setback from residential relates to the twenty-five-foot (25') landscape buffer required next to residential.
4) Point out that NCC10-1-19B.4 and NCC10-1-19B.7 make a crowned, or pitched, roof style a requirement. Questioned whether a flatter single pitch roof style should be allowed.
5) Questioned whether a 16' height maximum identified for RV/Boat/ATV etc. storage will adequately provide sufficient depth when the roof pitch is restricted to 3:12.

Idaho Transportation Department: No objection

**APPLICABLE REGULATIONS**

Section 10-2-3 D Conclusions of Law Pertinent to Proposed Zoning Ordinance Text Amendments: Before the commission recommends a text (content) amendment to the zoning ordinance, and, before the City Council approves any proposed zoning code amendment(s), the Commission and the City Council must individually find and conclude: 1. That the proposed amendment(s) is, are or would be reasonably necessary, in the interest of the public, and in harmony with the goals and/or policies of the adopted comprehensive plan.

**STAFF ANALYSIS**

City Council adopted a moratorium on storage units on June 3, 2019. The moratorium stated several reasons for placing a hold on storage unit applications. First, the City of Nampa needed additional time to evaluate how to better regulate storage unit proposals after a dramatic increase in applications for entitlements. The City wished to manage visual conflict with surrounding land uses, such as residential. In addition, the City wished to maintain continuity within zoning districts, a pleasant appearance on major roadways, and regulate an overabundance of storage units leading to impacts on surrounding properties' marketability and value. Finally, the City wished to evaluate the preservation of industrially zoned properties for more intense land uses that bring greater numbers of jobs, require more utility services, and improve economic vitality of the community.

On August 26, 2019 the Planning & Zoning Commission attended a joint workshop with Mayor Kling, City Council, and the Design Review Committee. At that workshop, staff presented draft changes to the Nampa Zoning code to address the stated concerns in the moratorium. At that joint meeting, the Commission and Council reviewed the proposed draft changes to the ordinance and agreed to have those changes brought before the Planning & Zoning Commission and then City Council for review and consideration for adoption.

The proposed ordinance, changing the zoning code for storage units is attached as an exhibit. The following is a summary of the most critical changes being proposed.

1. Currently, Storage Facilities are permitted uses in the BC (Community Business), BF (Freeway Business), IP (Industrial Park), IL (Light Industrial), and IH (Heavy Industrial Zones). The proposed changes eliminate the possibility of developing new storage unit facilities in the IH (Heavy Industrial) zoning district and require developers to obtain a CUP (Conditional Use Permit) for all other zones that previously permitted storage unit facilities. This CUP is unique in that it must first be recommended by the Planning & Zoning Commission, then approved by the City Council. Typically, a CUP does not go to City Council for approval unless a decision by the P&Z Commission is appealed to City Council.

   a. Any Self Storage Unit shall be required to meet the architectural, landscaping, location, setback, lighting, and safety standards identified in 10-1-19 of the City Code.
2. An additional land use category: Storage – Conditioned Multi-Level Building, is proposed on the “Schedule of District/Zone Land Use Controls” in 10-3-2 of the City Code. This use is proposed to require a CUP in the following districts: DB (Downtown Business), DV (Downtown Village), BC (Community Business), GB1&2 (Gateway Business). This land use will also require design review and shall ensure a minimum of 50% of the ground floor square footage to be used for retail, office, or restaurant. (please see the following article for reference: https://www.thejacksonmag.com/article/packed-murray-hill-house-debates-self-storage-proposal/)

3. City Code 10-1-19 proposed changes include the following:
   a. Projects along the following roadways shall place storage unit buildings a minimum of one-hundred-fifty feet (150') from the primary roadway corridor right-of-way: Caldwell Blvd, Garrity Blvd, Idaho Center Blvd, Cherry Ln, Franklin Blvd, Ustick Rd, State Highway 20/26 (Chinden Blvd), Midland Blvd, State Highway 55 (Karcher Rd), Midland Blvd, Middleton Rd, Roosevelt Ave, State Highway 45 (12th Ave Rd), Southside Blvd, Northside Blvd, Amity Ave, and Lake Lowell Ave. Exception for Interstate/Freeway: Public storage facility buildings shall be placed a minimum of two-hundred-fifty feet (250') from the interstate freeway.
   b. New public storage facilities shall be located a minimum distance of two thousand five hundred feet (2,500') from an existing or permitted storage facility’s property lines; expansion of storage facilities shall be limited to the property boundaries existing at date of securing planning & zoning entitlement; storage facilities having obtained a building permit for construction of a storage facility as of DATE of ADOPTION, shall be permitted to expand within the boundaries of the property/properties as those property boundaries existed on DATE of ADOPTION.
   c. Public storage facility buildings shall be located a minimum distance of one hundred feet (100') from any RS (Single Family Residential) or RD (Residential Duplex) zoning district, from any low or medium density designation on the Comprehensive Plan Future Land Use Map not annexed into the city, and one hundred feet (100') from any existing residential building.
   d. Public storage facility properties that are contiguous to RS (Residential Single Family) or RD (Residential Duplex) zoning districts, or that are located in a BN (Neighborhood Business) or RP (Residential Professional) zoning district shall limit the height of storage buildings to ten feet (10') at the edge of eaves.
   e. Landscape buffer: The fifteen-foot (15') landscape buffer as described in 10-33-4 A.1 shall be expanded to twenty-five feet (25') and apply to any portion of the project property/properties that are contiguous to street, pathway, or sidewalk right-of-way, and along any property line shared by a residentially zoned property or a property designated as low or medium density residential in the Comprehensive Plan Future Land Use Map.

The Nampa Engineering Division had several concerns they expressed in the attached memo. First, they questioned the purpose behind limiting a service drive to 300' in NCC10-1-19A.1. Staff has not recommended any changes to the 300' maximum driveway requirement. It is unclear what the intent was when this was adopted by City Council, however, it may have been related to the need to protect residential land uses from frequent vehicle trips through residential roadways to access storage facilities. Since the proposed changes to the code limit the locations of storage units near residential, it may be appropriate to eliminate this condition.
Second, they requested we clarify that the minimum distance from the freeway is measured from the right-of-way. Staff agrees with this recommendation and have made this change to the proposed ordinance.

Third, they requested clarification about how a one-hundred-foot (100') building setback from residential relates to the twenty-five-foot (25') landscape buffer required next to residential. This one-hundred-foot setback is for storage buildings on the property where the proposed development is near residential. There is no requirement for landscaping anything beyond the required twenty-five-feet (25'). A developer may choose to place other land uses in that 100' setback. The office for the storage facility or even drive-aisles could be placed within that setback if all other setback requirements are met.

Fourth, they pointed out that NCC10-1-19B.4 and NCC10-1-19B.7 make a crowned, or pitched, roof style a requirement and questioned whether a flatter single pitch roof style should be allowed. This was a hold over requirement from when this section of the code was intended for the RP and BN zones next to residential. The pitch was required to match the residential feel. Since we are restricting the location of storage units to prevent them near residential, this may not make sense to have in the code anymore. If desired, we could remove this requirement from the proposed ordinance.

Fifth, they questioned whether a sixteen-foot (16') height maximum identified for RV/Boat/ATV etc. storage will adequately provide sufficient depth when the roof pitch is restricted to 3:12. The 3:12 reference is incorrect. On April 1, 2019 the City Council adopted changes to allow for a 2:12 pitched roof. We may want to allow a more modern flat roof style but would recommend other conditions such as a minimum 18" facia, and minimum 6" columns for RV/boat style parking structures in order to preserve a quality appearance.

**STAFF RECOMMENDED FINDINGS**

The following findings are recommended by staff:

1) Section 10-2-3 D. of Nampa City Code provides the standards for amending the City’s zoning ordinance.

2) The proposed Ordinance Amendments are appropriate because they are “reasonably necessary, in the interest of the public, and in harmony with the goals and/or policies of the adopted comprehensive plan.” Nampa City Code § 10-2-3-D.

3) The proposed Ordinance Amendments are in harmony with the City’s comprehensive plan—Nampa 2035.

4) The proposed Nampa City Code Text Amendments would also help achieve Nampa 2035 Comprehensive Plan’s Land Use Goal 7: Update the City’s Land Use Ordinances, and Objective 13 and the associated 2 Strategies regarding amending the Zoning and Subdivision Ordinances.

**ATTACHMENTS**

1) Final Draft of ZTA 010-19 Nampa, Sections of Title 10 Text Amendments
2) City of Nampa Engineering Division Memo
3) Idaho Transportation Department Memo
ORDINANCE NO. ______

AN ORDINANCE ENACTED BY THE NAMPA CITY COUNCIL AMENDING TITLE 10, CHAPTER 1, SECTION 10-1-19, OF THE NAMPA CITY CODE, PERTAINING TO PROFESSIONAL PUBLIC MINI-STORAGE FACILITY DESIGN REGULATIONS; AMENDING TITLE 10, CHAPTER 3, SECTION 10-3-2, OF THE NAMPA CITY CODE, CONTAINING THE LAND USE TABLES FOR THE CITY OF NAMPA; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS AND PARTS THEREOF, IN CONFLICT HEREWITH.

BE IT ORDAINED by the Mayor and Council of the City of Nampa, County of Canyon, State of Idaho:

Section 1. That Title 10, Chapter 1, Section 10-1-9, pertaining to professional public mini-storage facility design, be amended as follows:

10-1-19: PROFESSIONAL, PUBLIC MINISELF-STORAGE FACILITY DESIGN REGULATIONS:

These site and building design standards shall apply, on RP or BN zoned land, to any and all newly proposed or developed mini-storage facilities, and to any private storage facilities converted into public-storage facilities; to public self-storage facilities proposed to be: newly constructed or otherwise developed, converted from open ground, converted from another use, converted from an existing storage facility to a public facility, and existing storage unit facilities that expand. Additionally, a Conditional Use Permit shall be required from the City Council after a recommendation from the Planning and Zoning Commission and all such development shall require design review pursuant to Title 10, Chapter 34, Nampa City Code.

A. Locations Allowed: All Public storage facilities shall be constructed/located on a property that abuts has direct access to/from a public street, and also abuts/ fronts the same. The service drive(s) in a the storage facility may remain private; and shall not extend farther than three hundred feet (300') from the main access road(s) that provide ingress/egress to the property upon which a storage facility rests.

Exception for primary roadway corridors: Projects along the following roadways shall place storage unit buildings a minimum of one-hundred-fifty feet (150') from the primary roadway corridor right-of-way and may extend beyond three hundred (300) feet from the right-of-way, when the project has direct access to the roadway: and Caldwell Blvd, Garrity Blvd, Idaho Center Blvd, Cherry Ln, Franklin Blvd, Ustick Rd, State Highway 20/26 (Chinden Blvd), Midland Blvd, State Highway 55 (Karcher Rd), Midland Blvd, Middleton Rd, Roosevelt Ave, State Highway 45 (12th Ave Rd), Southside Blvd, Northside Blvd, Amity Ave, and Lake Lowell Ave.
Exception for Interstate/Freeway: Public storage facility buildings shall be placed a minimum of two-hundred-fifty feet (250') from the interstate freeway right of way.

2. New public storage facilities shall be located a minimum distance of two thousand five hundred feet (2,500') from an existing or permitted storage facility’s property lines; expansion of storage facilities shall be limited to the property boundaries existing at date of securing planning & zoning entitlement; storage facilities having obtained a building permit for construction of a storage facility as of October 7, 2019, shall be permitted to expand within the boundaries of the property/properties as those property boundaries existed on October 7, 2019; and

3. Public storage facility buildings shall be located a minimum distance of one hundred feet (100’) from any RS (Single Family Residential) or RD (Residential Duplex) zoning district, from any low or medium density designation on the Comprehensive Plan Future Land Use Map not annexed into the city, and one hundred feet (100’) from any existing residential building.

B. Structure Appearance Requirements:

1. Any portions of a building wall visible from a public street and longer than one hundred feet (100’) shall include façade changes such as bases, fenestration, offsets, and wall plane jogs; and

2. External building materials on walls visible from a public street shall be limited to masonry (e.g., brick, stone, quality concrete, quality concrete block), glazing, and EIFS systems. Overhead doors may be metal; and

3. Exterior finish materials used on/for buildings in a storage facility shall be non-reflective and shall include use of at least three (3) colors and three (3) material textures or three (3) different materials in exterior wall composition; and

4. All buildings made a part of a facility shall feature a residential roof structure with a minimum two to twelve (2:12) pitch. Any roof mounted vents (e.g., on the office building) shall be painted to match the color of the roof; and

5. Exterior paint colors shall be earth tone with no white, black or reflective/fluorescent coloring allowed; and

6. In addition to the foregoing, storage facility offices shall, in addition, have at least twenty five percent (25%) glazing on their primary facade(s); and

7. Storage buildings shall be limited to ten feet (10') in height at the edge of eaves. (Ord. 4428, 4-15-2019)

C. Project Design And Layout:
1. Service drives accessing and running between the units shall comply with standards adopted either by the Nampa Fire Department (as they also serve as fire lanes) or by regulations found in chapter 22 of this title, whichever is more restrictive; and

2. All service drives and parking areas, excepting for areas used for large recreational vehicle storage shall be paved. Parking areas exclusively designed for the parking of recreational vehicles (including trailers, RVs, boats and motorcycle/4-wheeler/ATV vehicles on trailers, etc.) may be graveled and may be covered with a carport structure not exceeding sixteen feet (16') in height; and

3. Buildings may be used as perimeter side and rear yard fencing, however, when not-adjoining a Residenially zoned or used property, a sight/site obscuring fence at least between 6 feet in height and not more than and 8 feet in height shall be emplaced on the intervening property line between the storage facility and residential neighbor in lieu of using the buildings as screening/fencing. Accordingly, the Building(s) closest to that property line shall comply with the interior yard setback requirements pertinent to the zone within which the storage facility will be developed.; and

4. A storage facility project shall comply with front yard setback requirements pertinent to the zone within which the facility is proposed to be developed; and

5. The office of a storage facility project, if constructed/emplaced, shall be located in front of (i.e., closer to the main street which the project fronts) than the storage buildings of said project; and

6. Landscape buffer: The fifteen-foot (15') landscape buffer as described in 10-33-4 A.1 shall be expanded to twenty-five feet (25') and apply to any portion of the project property/properties that are contiguous to street, pathway, or sidewalk right-of-way, and along any property line shared by a residentially zoned property or a property designated as low or medium density residential in the Comprehensive Plan Future Land Use Map.

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E. Signage:

Public self-storage Storage facilities in the RP and BN Zones shall be entitled to use of and governed by the sign provisions for the zone in which they are located pertinent to those zones. (Ord. 3959, 3-21-2011)

Section 2. That Title 10, Chapter 3, Section 10-3-2, Service and Office Land Use table of the Nampa City Code, containing land use schedules for the City of Nampa, be amended as follows:
### Service and Office Land Use/Building Occupancy Type Notes:

1. Uses normal and incidental to the uses permitted in each respective zoning district.
2. Conditional use permit required for residential and outpatient facilities.
3. Denotes a commercial daycare of 13 plus children and/or a "not at home" occupation or a purposeful commercial operation.
4. Public storage facilities shall require a conditional use permit from the City Council after a recommendation is made by the Planning & Zoning Commission as noted in the RP and BN Zones and shall be further required to comply with the design review process, pursuant to Title 10, Chapter 34, and the regulations found in section 10-1-19 of this title. Public mini-/self-storage facilities' units shall not be used for business operations (e.g., retail sales, car repairs, etc.); nor shall they be used to store illegal, highly flammable or combustible materials/chemicals in quantities not allowed by the Fire Code; nor shall they be used for residential dwelling purposes.
5. Multi-level conditioned public self-storage facilities, or those with a building height twenty two feet (22') in height or higher, shall require a conditional use permit in the DB, DV, BC, GB1, and GB2 zoning districts and 50% of the ground floor square footage shall be provided for retail, office, or restaurant space not related to the operation of the storage facilities. Excepting height restrictions, multi-level conditioned self-storage facilities shall be further required to comply with regulations found in section 10-1-19 of this Title. Conditioned multi-level buildings are required to comply with the design review process, pursuant to Title 10, Chapter 34.
Section 3. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 4. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 5. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, this 7th day of October, 2019.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, this 7th day of October, 2019.

ATTEST:

Mayor Debbie Kling

City Clerk (or Deputy)
DATE: September 23, 2019
TO: Planning and Zoning Department
FROM: Caleb LaClair, P.E., Nampa Assistant City Engineer
       Daniel Badger, P.E., Nampa City Engineer
       Tom Points, P.E., Nampa City Public Works Director
CC:  
RE: ZTA-00010-2019 – Zoning Text Amendments of Title 10, Chapter 1, Section 19 pertaining to Professional, Public Self-Storage Facility Design and Regulations

Upon review of the subject Zoning Text Amendment, the Engineering Division has the following comments/questions:

1. Section A.1 on page 1 is confusing regarding limiting the distance of internal service drives to be no farther than three hundred feet (300') from a collector or arterial street. What is the purpose of this restriction, and why would it differ from a local street which seems to have no restriction for maximum distances?

2. Recommend clarifying Section A.1 “Exception for Interstate/Freeway:” that the minimum distance is measured from the right-of-way.

3. How does Section A.3 relate to Section C.6? It seems the 100' building setback described in Section A.3 is imposing a landscape buffer greater than 25'.

4. Section B.4 in conjunction with Section B.7 seems to restrict building design to crowned roofs. Is this desirable, or would it be better to allow flexibility for a more modern flatter and single pitch roof styles?

5. Section C.2 may be difficult to enforce particularly with the roof restriction in Section B.4. Carports for RV’s tend to be taller. The 3:12 roof restriction and 16’ maximum height may not allow for sufficient depth to fully cover the RV.
Good afternoon,

ITD does not object to the proposed zoning text amendment as proposed in the application.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

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Good Afternoon Everyone😊

Re: Zoning Text Amendments of Title 10, Chapter 1, Section 19 (ZTA-00010-2019)

Rodney Ashby, representing the City of Nampa has requested a Zoning Text Amendments of Title 10, Chapter 1, Section 19 pertaining to Professional, Public Self-Storage Facility Design and Regulations: locations allowed, structure appearance, project design and layout, lighting and security, and signage; and Amendment of Title 10, Chapter 3, Section 2 pertaining to Land Use Controls for Storage Space Rental and Storage – Conditioned Multi-Level Building.

This application will go before the Planning and Zoning Commission as a public hearing item on the October 08, 2019 agenda.

Please find attached ZTA-00010-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than September 20, 2019.

Thank you & Have a great day!