

Section 13.14 **Mini-Warehouses** (DRAFT)

13.14.1 Purpose. The purpose of this section is to establish minimum standards for mini-warehouse facilities.

13.14.2 Procedures and standards.

(a) Land use certificate required. All mini-warehouse facilities are subject to the standards contained in this section and will be required to obtain a land use certificate prior to being granted a building permit.

(b) Where permitted. Mini-warehouse facilities are permitted as follows:

1. Special Exception – RR, Rural District
2. Conditional Use – RMF-6, Multiple Family District, HDR, High Density Residential District, B-1, Professional Business District and B-2, Neighborhood Business District
3. By Right – B-3, General Business District, B-4, Major Commercial District, M-1, Light Industrial District and M-2 General Industrial District

(c) Land area. The minimum land area of a mini-warehouse facility shall be three (3) acres.

(d) Coverage. Building coverage shall not exceed forty (40) percent of the total lot area.

(e) Access.

1. No mini-warehouse facility shall be located except with direct access to a paved county, state or federal highway, with a minimum lot width of not less than 50-feet for the portion used for entrance and exit.
2. All storage spaces shall be served by a paved access driveway of 11-feet minimum width for each direction of travel.

(f) Buffering. In the event a mini-warehouse facility is located adjacent to residentially developed or zoned property, a landscaped buffer with a minimum width of 30-feet shall be provided. Said buffer shall consist of a combination of canopy trees, understory trees and shrubs which shall be of sufficient height to create a visual barrier.

(g) Design and other requirements.

1. *Facades.* Facades which are visible from a public right-of-way shall be constructed of masonry, wood or other materials which will present a pleasing appearance and which will be compatible with the surrounding area.
2. *Fencing.* The entire site of a mini-warehouse facility shall be enclosed by security fencing of eight (8) feet minimum height. Fencing shall be composed of materials designed use including masonry, iron, steel, chain link (vinyl coated only), wood or a combination thereof.
3. *Lighting.* The maximum height of exterior lights shall be 20-feet. Light fixtures shall be designed to cast light downward. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.
4. *Compartments.* Each storage compartment shall have an independent entrance under the exclusive control of the tenant. The use of storage compartments shall be limited to the storage of personal property and no other use shall be permitted within such compartments.
5. *Outdoor storage.* Outdoor storage of goods and materials, with the exception of boats and recreational vehicles, shall be prohibited. Boats and recreational vehicles may be stored on site only if located in an enclosed building or if fully screened from public view by fences, walls, landscaping or a combination thereof.
6. *Parking and landscaping.* Unless otherwise stated herein, all mini-warehouse facilities shall meet the requirements of *Article 15: Parking and Loading Requirements* and *Article 17: Landscaping and Buffers*.

Section 13.15 Office-Warehouses

13.15.1 Purpose. The purpose of this section is to establish minimum standards for office-warehouse facilities.

13.15.2 Procedures and standards.

(a) Land use certificate required. All office-warehouse facilities are subject to the standards contained in this section and will be required to obtain a land use certificate prior to being granted a building permit.

(b) Where permitted. Office-warehouse facilities are permitted as follows:

1. Special Exception – RR, Rural District

2. Conditional Use – B-1, Professional Business District and B-2, Neighborhood Business District
3. By Right – B-3, General Business District, B-4, Major Commercial District, M-1, Light Industrial District and M-2 General Industrial District

(c) Coverage. Building coverage shall not exceed forty (40) percent of the total lot area.

(d) Buffering. In the event an office-warehouse facility is located adjacent to residentially developed or zoned property, a landscaped buffer with a minimum width of 30-feet shall be provided. Said buffer shall consist of a combination of canopy trees, understory trees and shrubs which shall be of sufficient height to create a visual barrier.

(f) Design and other requirements.

1. Facades. Facades which are visible from a public right-of-way shall be constructed of masonry, wood or other materials which will present a pleasing appearance and which will be compatible with the surrounding area.
2. The office/showroom component of this use must comprise at least 25 percent of the total floor area.
3. No single building shall contain more than five (5) office-warehouse units.
4. Lighting. The maximum height of exterior lights shall be 20-feet. Light fixtures shall be designed to cast light downward. No light shall be aimed directly toward a property designated residential, which is located within 200-feet of the source of the light.
5. Exterior display and storage. There shall be no exterior display or storage of equipment or materials. All equipment and materials shall be housed inside a structure or behind a privacy fence of eight (8) feet minimum height located behind a structure.
6. Parking and landscaping. Unless otherwise stated herein, all office-warehouse facilities shall meet the requirements of Article 15: Parking and Loading Requirements and Article 17: Landscaping and Buffers.

Section 13.16 Land Application of By-Product Materials

13.16.1 Purpose. The purpose of this section is to establish minimum standards and procedures for the land application of non-hazardous by-product materials.

13.16.2 Definitions. As used herein, the following definitions shall apply:

ADEM. The Alabama Department of Environmental Management.

Beneficial use. The use of a by-product material as a soil amendment or fertilizer material, where the by-product material replaces a natural or other resource material by its utilization.

By-product. A material that is generated as a result of water or wastewater treatment that, barring any form of alternate or beneficial use of that material, would otherwise be discarded at a landfill or other solid waste disposal facility.

Hazardous waste. A solid waste which may cause or significantly contribute to an increase in mortality or serious irreversible, or incapacitating reversible, illness, or one that poses a substantial present or potential hazard when improperly treated, stored, transported, or disposed.

NRCS. The Natural Resource and Conservation Services, an agency within the United States Department of Agriculture.

Putrescible. Materials which contain organic matter capable of being decomposed by microorganisms and of such a character and proportion as to be capable of attracting or providing food for vectors including birds and mammals and cause nuisance from odors or gasses.

13.16.3 Procedures and standards.

(a) Land use certificate required. A land use certificate, demonstrating compliance with ADEM Admin. Code r. 335-13-16, as well as the requirements and standards found herein, shall be submitted to and approved by the Zoning Administrator, or his/her designee, prior to the commencement of any land application of by-product materials. The land use certificate application shall include copies of the required ADEM permit and the required NRCS Comprehensive Management Plan and Operation Plan for the property where the by-product material is to be land applied.

(b) Where permitted. Land application of by-product materials shall be permitted by right in the following zoning districts:

- RR – Rural District
- RA – Rural Agricultural District

- CR – Conservation Resource district
- M-1 – Light Industrial District
- M-2 – General Industrial District

* Note – The above listed zoning designations are those where agricultural uses are permitted by right. Agricultural uses are also permitted by right in the RSF-E, Residential Single Family Estate District. Staff did not include this designation, however, due to its predominant residential nature. Furthermore, rather than being permitted by right, land application could potentially be handled differently, such as the Conditional Use process, if that is the desire of the Commission.

(c) Specific requirements.

1. The material proposed for beneficial use shall be a “by-product” as defined herein. It shall not be putrescible and shall not be a hazardous waste.
2. Land application areas shall be located a minimum of 500-feet from any residential structure.
3. Land application areas shall be located a minimum of 100-feet from any streams, ponds or lakes measured from the ordinary high-water mark.
4. Buffers, as specified in Article 17, Landscaping and Buffers, shall be required where land applications areas are located adjacent to unlike zoning districts.
5. All requirements of ADEM Admin. Code r. 335-13-16, shall be met.

13.16.4 Enforcement. Any land application of by-product materials found to be in violation of this section may be subject to fines and penalties in accordance with Article 21, Enforcement.