



Baldwin County Planning & Zoning Department

Baldwin County Commission Staff Report

Agenda Item

Case No. TA-19004

Amendments to the *Baldwin County Zoning Ordinance*, Article 13, Section
13.14 and Section 13.15

Mini-Warehouse Facilities and Office-Warehouse Facilities

January 21, 2020

Proposed Amendment Information

General Information:	Amendments to Article 13, Sections 13.14 and 13.15 of the <i>Baldwin County Zoning Ordinance</i> , pertaining to Mini-Warehouse Facilities and Office-Warehouse Facilities.
Lead Staff:	Vince Jackson, Planning Director
Attachments:	Text of Proposed Amendments

Summary and Recommendation

I. DISCUSSION:

Based on recent discussions and requests from citizens, new regulatory language pertaining to specific issues has been drafted as proposed text amendments to the *Baldwin County Zoning Ordinance*. Each of the new sections would be placed under Article 13.

The proposed amendments are listed as follows:

- Section 13.14 Mini-Warehouses

The purpose of this section would be to expand the number of zoning designations where mini-warehouse facilities could be established and provide procedures and standards for review. The zoning ordinance has previously lacked standards for the review of mini-warehouse facilities.

- Section 13.15 Office-Warehouses

Information on office-warehouse facilities is often requested by citizens. However, this use is not specifically addressed in the zoning ordinance. This section would be similar to proposed Section 13.14 in that it would provide procedures and standards for review. Zoning designations where office-warehouse facilities could be established would also be included.

The texts of the proposed amendments are included with this staff report.

II. RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed amendments to the *Baldwin County Zoning Ordinance*, Article 13, Section 13.14 and Section 13.15 *

**On amendments to the zoning ordinance, the County Commission will make the final decision.*

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, and RA, Rural Agricultural 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 an access driveway of 11-feet minimum width for each direction of travel. Access drives shall be improved with a suitable hard surface permanent type of pavement such as asphalt, concrete, gravel, limestone or another similar surface.

(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. The minimum height for fencing, along the side and rear property lines, shall be eight (8) feet, for fencing constructed to the exterior of required buffers, or six (6) feet for fencing constructed to the interior of required buffers. Fencing shall be composed of materials designed for such use including masonry, iron, steel, chain link (painted or vinyl coated only), wood or a combination thereof. Fencing along the front of a mini-warehouse facility may be decorative in nature and may be built to a minimum height of four (4) feet.
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, recreational vehicles and trailers, shall be prohibited. Boats, recreational vehicles and trailers 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. As used in this section, the term “office-warehouse” shall refer to a commercial facility with offices/showrooms and associated storage specific to each office/showroom. This section shall in no way supersede uses which are permitted by right in the M-1 and M-2 zoning districts.

(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 shall comprise up to 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.