

EPHRAIM, UTAH
ORDINANCE NO. 22-07

**AN ORDINANCE AMENDING THE STORAGE UNIT REQUIREMENTS IN THE
LAND USE ORDINANCE.**

WHEREAS, Ephraim City desires clear and consistent rules governing commercial storage units in Ephraim City; and

WHEREAS, Ephraim City has adopted Chapter 10: Land Use Regulations to govern the development and use of land in Ephraim; and

WHEREAS, Ephraim City desires to amend its Land Use Regulations to provide clearer guidance relating to commercial storage units;

NOW, THEREFORE, BE IT RESOLVED by the Ephraim City Council as follows:

1. That certain code entitled "General and Supplementary Regulations" Chapter 10.12 is hereby amended by adopting Section 10.12.220 as attached hereto as Exhibit A.
2. That certain code entitled "Table B: Land Use Matrix" Section 10.20.030 is hereby amended as attached hereto as Exhibit B.

PASSED AND APPROVED by the Ephraim City Council this 2nd day of February, 2022.



JOHN SCOTT, Mayor

SEAL



ATTEST:



LEIGH ANN WARNOCK, City Recorder

MAYOR'S APPROVAL

COUNCIL VOTE

Passed with Mayor's approval ✓

Passed over Mayor's disapproval ✓

Mayor neither approved or disapproved ✓

Alma Lund Aye ✓ Nay

Richard Wheeler Aye ✓ Nay

Margie Anderson Aye Nay *absent*

Lloyd Stevens Aye ✓ Nay

Tyler Alder Aye Nay *absent*

DEPOSITED in the office of the City Recorder this 2 day of February, 2022.

RECORDED this 2 day of February, 2022.

[Faint, illegible handwritten marks]

Exhibit A:

10.12.220: Commercial Storage Units

1. Purpose

The purpose and objective of this section is to establish reasonable and uniform regulations to prevent the concentration of commercial storage units or their location in areas deleterious to the health, safety, and welfare of the City. This section regulates the time, place, and manner of the operation of commercial storage units.

2. Definitions

- a. **Commercial Storage Unit** - A structure with a permanent foundation located in an approved zone where storage units are rented and used for the temporary storage of household items, vehicles and/or commercial goods and materials, but does not include any business/warehouse operations or use associated with the storage. Each unit is physically separated from other units within the building and has its own entrance.

3. Regulations: Commercial storage units shall only be permitted in areas zoned C1, C2, and I under this Ordinance, shall be subject to the following restrictions:

- a. No commercial storage units shall be located:
 - i. Within the first half block adjoining main street/highway 89.
 - ii. Within one thousand feet (1,000 ft) of any other commercial storage unit development.
- b. Shipping containers may not be used for commercial storage unit developments.
- c. Colors of the units are limited to natural, muted tones that emulate the local geologic formations common to the area and blend with the predominant colors of the natural surroundings.
- d. Terms involving commercial storage units which are not defined in this Ordinance shall have the meanings set forth elsewhere in this ordinance.
- e. Decorative site obscuring fence consisting of brick, decorative block or concrete, or vinyl fencing shall be installed and kept in good repair. Chain link with slats, wood and cinderblock fencing shall not be considered as adequate.
- f. Lighting shall be completely internal and downward facing (night sky friendly).
- g. Development shall have a controlled access.
- h. Development shall have a security system approved by the City and installed prior to obtaining a business license to operate for developments with 10 units or more.
- i. Adhere to the setback requirements.
- j. No utilities, to include water, power, sewer, etc., may be run into the storage units.
- k. All units shall be located in proximity to a Fire Hydrant as per IFC/Fire Chief requirements.
- l. Internal roads required to comply with IFC/Fire Chief requirements. Hard-surfaced roads required.
- m. Landscaping to be installed on private property along the frontage at a rate of 5% of the lot size.
- n. Frontage improvements to include curb, gutter, sidewalk, and asphalt required to

- be installed and approved prior to obtaining a business license to operate.
- o. Sight, sound, and smell shall be kept to a minimum so as not to become a nuisance.
 - i. Storage of any hazardous, flammable, or explosive materials; hazardous or extremely hazardous waste; or any material which creates obnoxious dust, odor or fumes shall be prohibited.
 - p. Each phase of the development shall be stand alone.
- 4. Measuring Distance Requirements:** Distance requirements between structures and uses specified in this Section shall be measured in a straight line, without regard to intervening structures or zoning districts, from the property boundaries of the commercial storage unit development, or from the right of way line of a gateway to the structure of the commercial storage unit development.
- 5. Signs:** Notwithstanding anything other provision of this ordinance, the more restrictive requirements for signs shall prevail. Signs for commercial storage units shall be limited as follows:
- a. No more than one exterior sign shall be allowed.
 - b. No sign shall be allowed to exceed eighteen (18) square feet.
 - c. No animation shall be permitted on or around any sign or on the exterior walls or roof of such premises.
 - d. Only flat wall signs and/or awning signs shall be permitted.
 - e. Painted wall advertising shall not be allowed.
 - f. Other than the signs specifically allowed by this section, the commercial storage unit development shall not attach, construct, or allow to be attached or constructed any temporary sign, banner, light or other device designed to draw attention to the business location.
- 6. Exceptions:**
- a. Storage units installed as an accessory to the primary building/use(s) of the property, to benefit onsite commercial/residential tenants and not to be rented by the general public, shall be excluded from the requirements of this ordinance and treated as an accessory building.

Exhibit B:

10.20.030 Table B: Land Use Matrix

Use	Residential					Agricultural		Commercial			Industrial
	R1	R1A	R2	R3	R4	A	RA	C1	C1A	C2	I
Storage Rental Units								€		P	P
Commercial Storage Units								P		P	P