

ORDINANCE NO. 2020-03

AN ORDINANCE AMENDING SECTION 17.05.010 OF THE ST. ANTHONY MUNICIPAL CODE TO ADD DEFINITIONS FOR “SELF STORAGE UNIT” AND “SELF STORAGE UNIT FACILITY”; TO AMEND SECTION 17.06.240 OF THE ST. ANTHONY MUNICIPAL CODE TO ADD THE LETTER “C” TO EACH CATEGORY OF ZONE USES IN EACH ZONE IN WHICH SELF STORAGE UNITS ARE OTHERWISE PERMITTED TO INDICATE USE AS A SELF STORAGE UNIT FACILITY IS BY SPECIAL USE PERMIT ONLY, AND PROVIDING FOR AN EFFECTIVE DATE OF THE ORDINANCE.

WHEREAS, the City Council has considered the recommendations of the Planning and Zoning Commission for the amendment of Sections 17.05.010 and 17.06.240 of the St. Anthony Municipal Code to establish standards for individual self storage unit facilities throughout the City.

WHEREAS, the City Council, finds that such developments and use requires review and the establishment of specific criteria to suit the use to the neighborhood such facility would be sited in as is provided in the special use permitting process;

WHEREAS, the City Council concludes the recommendation by the Planning and Zoning Commission for amendment of Sections 17.05.010 and 17.06.240 of the St. Anthony Municipal Code to provide for the definition of self storage unit and self storage unit facility and for the requirement of a special use permit before the construction of such facilities is well taken and should be approved.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. ANTHONY, IDAHO THAT:

Section 1. Section 17.05.010 of the St. Anthony Municipal Code, Table 9.4, is hereby amended by adding the following between the definitions of "Right-of-way" and "Setback":

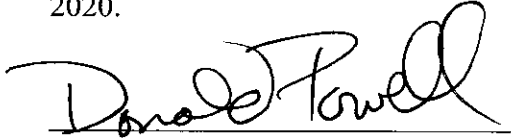
“Self Storage Unit” means a storage space (such as a rooms, locker, container, and/or outdoor space), also known as "storage unit" is rented to a tenant, usually on a short-term basis (often month-to-month). Self-storage tenants include businesses and individuals.

“Self Storage Facility” means a facility that rents space on a short-term basis (often month-to-month, though options for longer-term leases are available) to individuals (usually storing household goods; (such a space may not be used as a residence) or to businesses (usually storing excess inventory or archived records). Some facilities offer boxes, locks, and packaging supplies for sale on premises to assist tenants in packing and safekeeping their goods.

Section 2. Section 17.06.240 of the St. Anthony Municipal Code, Table 9.4, is hereby amended by deleting the use description now on 175.35 ~~Storage units for individual use~~ and replacing it with the description “Self Storage Units and Self Storage Facilities”, deleting the “P” and adding the letter “C” for "Specially Permitted," in each category and zone in which self storage units are otherwise permitted.

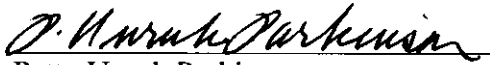
Section 3. This Ordinance shall be in full force and effect from and after its passage, execution and publication in the manner provided by law.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 23rd day of April, 2020.



Donald Powell
Mayor

ATTEST:



Patty Unruh Parkinson
City Clerk
(SEAL)



17.06.240 Land Use Tables

- A. Adoption of Land Use Tables—Purpose. The purpose of this section is to identify permitted and specially permitted land uses within the City of St. Anthony in order to foster compatibility with uses in the same land use designations and to promote a measure of protection against the intrusion of the effects of incompatible land uses. The use of land is characterized by the activity for which the building, improvements or lot is designed, configured, conducted, occupied, or maintained.
- B. Interpretation of Land Use Tables. Matrix-style land use tables that address allowable uses and standards are made part of this title and shall be interpreted consistent with the principles and rules set forth in this section.
 1. The land use tables in this section indicate whether a specific use is allowed in a zone classification. Specific uses are divided among multiple tables, each of which represents a broad category of land uses.
 2. If the letter "P," for "Permitted," appears in the box at the intersection of a column and a row, the use is allowed in that classification, subject to the development and operational requirements of this and other applicable ordinance provisions.
 3. If the letter "C," for "Specially Permitted," appears in the box at the intersection of a column and a row, the use is specially allowed in that classification, subject to obtaining a special use permit and subject to the development and operational requirements of this and other applicable ordinance provisions. The responsibility of demonstrating that a special use permit request is appropriate rests with the applicant.
 4. Uses not designated as permitted (P) or specially permitted (C) are prohibited. If neither a "P" or "C" appears in the box at the intersection of a column and a row, the use is prohibited in the zoning classification.
 5. Any proposed use not listed in the table may be classified by the commission as a permitted use (P), special use (C), or prohibited, based on the listed use(s) to which the proposed use is most similar. If the commission determines that the proposed use is not similar to any use in the table, the proposed use shall not be permitted, however these uses may be considered using the amendment process described in Chapter 17.07 . The commission may use the standard industrial classifications (SIC) as a basis for comparing the nature of a proposed or identified use. The determination of the commission may be appealed to the city council as provided herein.

Land Use Matrix.

Table 6.1. Residential Land Uses

Residential Zone Uses	Lower Density (LDR1)	Higher Density (HDR1)	Rural Cluster (RC1)
Single-family dwelling	P	P	P
Two-family dwellings	C (if area requirements are met, see 17.06.070(C) <u>SAMC</u>)	P (if area requirements are met, see 17.06.070(C) <u>SAMC</u>)	C (if area requirements are met, see 17.06.060(C) <u>SAMC</u>)

Multi-family dwelling and apartments;		C (if area requirements are met, see 17.06.070(C—E) <u>SAMC</u>)	
Necessary accessory buildings and structures (≤ 200 ft.2) such as private greenhouses, private swimming pools, arbors and other garden structures	P	P	P
Fences, walls, and hedges	P (subject to height and setback requirements, see 17.09.010 <u>SAMC</u> and Title 15 <u>SAMC</u>)	P (subject to height and setback requirements, see 17.09.010 <u>SAMC</u> and Title 15 <u>SAMC</u>)	P (subject to height and setback requirements, see 17.09.010 <u>SAMC</u> and Title 15 <u>SAMC</u>)
Public schools, public libraries, public recreation buildings and similar public buildings and grounds;	C	C	C
Churches	C	C	C
Public utility buildings and structures;	C	C	C
A temporary building or yard storage of construction material and equipment incidental and necessary to construction of housing developments, utilities or other community facilities, see 17.09.010(O) <u>SAMC</u>	P	P	P
A temporary office or dwelling used temporarily as an office when used in connection with the sale of property within a subdivision under construction 17.09.010(O) <u>SAMC</u>	P	P	P
Customary household pets, such as dogs, cats, and canaries, but not including the breeding of any animals for sale	P	P	P
Private schools	C	C	C
Bed and breakfast	C	C	C
Home occupations, subject to restrictions. See 17.08.050 <u>SAMC</u>	P	P	P
Professional offices	C	C	
Child care nursery for temporary child care, (with any required state licensing)	C	C	C
Manufactured/sectional homes. See 17.09.030 <u>SAMC</u>	P	P	P
Land reclamation projects including reuse of spent gravel mines or substantial excavation, fill, or grading work	C	C	C

Commercial recreation uses (e.g., golf, mini golf, dry camp, boat put-in for drift boats)	C	C	C
Crematories	C	C	C
Horses permitted as special use			P
Gardening for personal use	P	P	P
Crop production and management			P
Plant nursery or greenhouse			C
Poultry keeping personal use. See Section 6.12.050 <u>SAMC</u> for standards within city limits	P	P	P
Produce sales/stand			C
Range and pasture management			P
Tree farm and forest management			P
Wind generators, residential scale (see Chapter 9.V. for standards)			C
Solar panels integrated into building	P	P	P
Conservation easements and nature preserves			P
Domestic game farm			C
Equestrian facility			C
Outfitter guide business, with no permanent lodging facilities			C
Public parks	P	P	P
Residential facility for elderly persons	P	P	P

Permitted Use = P

Special Use = C

Not Permitted = _____

Table 6.2 Commercial Land Uses

Commercial Zone Uses	Downtown Commercial (DC)	High Impact Commercial (HIC1)	Higher Impact Commercial 2 (HIC2)	Mixed Use (MU1)	Mixed Use (MU2)
Apartments	P	C		C	P
Trailer courts/mobile home parks. See Chapters 15.32 <u>SAMC</u> , 15.36 <u>SAMC</u>		C		C	C
Agriculture implement sales and services		P	P		C
Auto and truck sales and service	C	P	P		C

Gas stations Convenience store	P	P			P
Banks	P			P	P
Bakeries; wholesale		P	P		
Barber shops and beauty parlors; spas, tanning beds	P			P	P
Book or stationery stores and gift shops	P			P	P
Dry cleaners	P			P	P
Drug stores	P			P	P
Electrical appliance shops and repair	P	P		C	P
Florist shops for retail trade only	P			P	P
Greenhouses and garden supply store		P		C	P
Grocery, fruit or vegetable store	P	P		C	P
Hardware store	P	P		C	P
Hotel/motel	P	P	C	C	P
Launderettes and laundromats	P	P		P	P
Meat market or poultry store, if no slaughter or stripping is involved	P	C		C	P
Pet shop or animal hospitals when conducted wholly within the enclosed building	C	P		C	P
Photographer's or artist's studio	P			P	P
Professional or service offices	P	P		P	P
Radio and television sales and service	P	P		P	P
Restaurant	P	P		P	P
Shoe repair shops	P	P		P	P
Tailor and dressmaking shops	P	P		P	P
Cell towers	C	C	C	C	C
Undertaking establishments	P	P		C	P
Air conditioning and heating sales and service; plumbing	P	P	C		C
Convention center	C	C		C	C
Beverage distributors, but not including bottling plants		P	C		
Bowling alleys	P	P			C
Dance studio	P	P		C	P
Department, furniture and home appliance stores	P	P			P
Transfer delivery service		C	C		
Solid waste transfer			C		
Recycling center		C	C		

Ship and copy center	P			P	P
Painting and decorating shops	P			P	P
Printing, publishing and issuing of newspapers, periodicals, books and other reading matter	C	P	P		
Radio broadcasting station	C	C		C	C
Taverns, or retail sale of alcoholic liquors, subject to the regulations of other adopted ordinances of the city	C	C		C	C
Theaters, indoor	C				
Trailer sales		P			
Wholesale establishments, the principal use of which is for a storage warehouse		C	C		
Storage units for individual use		<u>P</u> <u>C</u>	<u>P</u> <u>C</u>		C
Manufacturing or processing which is clearly incidental to retail use. Such manufacturing or processing is limited to that which is limited to that which employs not more than ten persons in the manufacturing or processing	C	P	P		
Small animal hospitals (household pets and similar animals, fully contained inside building)	C	P	C		
Large animal hospitals (e.g., horses, livestock)		P	C		
Concrete plants			C		
Foods processing (odorless and dustless e.g., canneries)		C	P		
Grain elevators			C		
Machine shops		C	P		
Truck or bus or heavy equipment storage and parking		C	C		
Creameries; retail only	C			C	C
Creameries; wholesale		P	P		
Greenhouses—Wholesale growers		P	P		
Public utility—Electric substations, distribution centers, gas regulation centers and underground gas holder stations			C		
Any other manufacturing or processing establishment that can be operated without creating objectionable noise, odor, dust, smoke, gas or vapor		C	P		
Building and roofing equipment, building materials, lumber, coal, sand and gravel yards, and yards for contracting equipment		C	P		
Aboveground storage of flammables			C		
Any processing, manufacturing, or business causing obnoxious odors, gas, dust, smoke, etc.			C		
Research laboratories		C	C		
Private schools	C			C	C

Bed and breakfast	C			P	P
Confectionery stores	P			P	P
Camera and photo supply shops	P			P	
Clothing stores	P			P	P
Child care nurseries for temporary child care	C			P	P
Multi-family dwellings; four-plex				P	P
Commercial recreation uses	C	C		C	C
Other uses approved by the planning and zoning commission which are similar to the above listed uses and in harmony with the objective and characteristics of this zone	C	C	C	C	C

Permitted Use = P

Special Use = C

Not Permitted = _____

Table 6.3 Open Space and Public Lands Uses

Public Land and Open Space uses	Open Space Zone (OS1)	Public Facilities (PL1)	State Lands
Cell towers		C	
Public service uses and institutions such as hospitals, educational facilities, government office complexes, jails, correctional and/or detention centers, armories, governmental shops and garages, libraries, museums, airports, fairgrounds, etc.		P	
Public recreation buildings		P	
Public schools, public libraries, and similar public buildings and grounds		P	
Churches		P	
Public utility buildings and structures		P	
Land reclamation projects	C	C	
Commercial recreation uses without buildings and structures	C	C	
Parks	P	C	
Recycling collection		C	
Farming, fibers, grains, fruits, vegetables	P		
Livestock, pasture and range land only in the impact area	P		
Gardening for personal use	P	C	
Right-of-way	P	P	P
Electric generation plants—Utility substations		C	

Other uses approved by the planning and zoning commission which are similar to the above-listed uses and in harmony with the objectives and characteristics of this zone	C	C	C
Conservation easements and nature preserves	P	P	P
Equestrian facility	C		
Outfitter guide business, with no permanent housing facilities	C		
Public parks	P	P	P

(Ord. No. 2015-01, § 2, 2-26-2015)

HISTORY

Amended by Ord. 2017-10 on 12/28/2017