

§ 470-81. Self-service storage facilities.

The following shall specifically apply to self-service storage facilities:

- A. The subject tract shall front on and gain access from an arterial, collector, or connector road as identified in the Official Roadway Classification List available at the Township Building.
- B. Off-street parking shall be provided in accordance with the requirements of this chapter for warehousing (nonretail).
- C. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 26 feet wide when cubicles open onto one side of the lane only, and at least 30 feet wide where cubicles open onto both sides of the lane.
- D. Required parking may not be rented as, or used for, vehicular storage. However, additional external storage may be provided for the storage of operable and properly licensed/registered privately owned travel trailers and/or boats, so long as such external storage area is screened from adjoining residentially zoned land and adjoining roads, and is located behind the minimum front yard setback line. This provision shall not be interpreted to permit the storage of partially dismantled, wrecked, or inoperative vehicles.
- E. All storage other than that provided for under Subsection D shall be kept within an enclosed building, except that storage of flammable, highly combustible, explosive or hazardous chemicals or materials shall be prohibited. Any fuel tanks and/or machinery or other apparatuses relying upon such fuels shall be stored only in an external storage area as described above.
- F. Because of the danger from fire or explosion caused by the accumulation of vapors from flammable materials, the repair, construction, or reconstruction of any boat, engine, motor vehicle, or furniture is prohibited.
- G. No door openings for any self-service storage unit shall be constructed facing any adjacent residentially zoned property.
- H. Prohibited uses.
 - (1) Self-service storage facilities shall be used solely for the dead storage of property. The following lists examples of uses expressly prohibited on the site:
 - (a) The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.
 - (b) The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.
 - (c) Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
 - (2) The applicant shall adequately demonstrate that all self-service storage facilities' rental and/or use contracts shall specially prohibit these uses.