Raymond White Director Planning and Zoning Department



Matthew Williams Deputy Director

Planning and Zoning Department

**TO:** Planning Commission

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-003

ADDRESS: City-Wide

MEETING DATE: June 6, 2023

**Summary:** Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 4, revising the supplemental use provisions, Article 6, Parking and Article 9, Definitions/Maps regarding Public Storages.

STAFF RECOMMENDATION: APPROVAL



Planning and Zoning Department

### **FACTS & ISSUES**

- There are five (5) current self-storages within the City of Stonecrest
- The current Zoning Ordinance classifies Public-Storage as mini warehouses.
- The staff is proposing a change in definition, supplemental regulations, and parking requirements.

#### **Attachment(s) Included:**

- Revisions to the Zoning Ordinance regarding Self-Storage Facilities
- Existing self-storage facilities within the City of Stonecrest



Planning and Zoning Department

### TMOD-23-003 STONECREST ZONING ORDINANCE UPDATE Revision to the Zoning Ordinance, Chapter 27

Sec. 3.1.6. – Overlay Use Table.



Planning and Zoning Department

				Т	able 3	.1 Ov	erlay	Use		<u>1 iui</u>	0	un	<u>a 2011</u>		opui	<u></u>	/110
Land Use	S	tone	crest	Area	Overl	ay		Inters		20 Cc rlay <sup>*</sup>	orrido	r	М	Arabia ounta	in		
"Key: P—Permitted use Pa—Permitted as an accessory Use SA— Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"	T1	Τ2	T3	T4	Τ5*	Τ6*	n Mixed Use	Development	n Mixed Use	Development	n Mixed Use	Development		iserva iverlay		See Section 4.2	
INDUSTRIAL							<u> </u>	Ď	<u>_</u>	ă	<u> </u>	Å				Se	
Alcohol or alcoholic beve	0		ufac	eturii	ıg												
Alternative energy produ							SP	SP	SP								
Automobile/truck manuf																	
Brick, clay, tile, or concre manufacturing	-			erra	cotta												
Building materials or lun establishment	ıber	supp	oly				Р	Р	Р	Р							
Cement, lime, gypsum, o manufacturing	r pla	ster	of Pa	aris								T					
Compressed gas fuel stati	ion						SP	SP	SP	Р							
Chemical manufacture, o	rgan			-	ic												
Contractor, general (See Construction Office)							Р	Р	Р	Р							$\checkmark$
Contractor, heavy constru	ıctio	n, oi	utsid	le sto	orage		Р	Р	Р	Р					Х		
Contractor, special trade							Р	Р	Р	Р							
Crematoriums							SP	SP	Х	Х	Х				Х		
Distillation of bones or gl	ue n	nanu	facti	ure													
Dry cleaning plant									Р								
Dye works																	
Explosive manufacture o Fabricated metal manufa																	
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TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023



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Fat rendering or fertilizer manufacture										_	
Fuel dealers, manufactures or wholesalers			Р								
General aviation airport			Р								$\checkmark$
Heavy equipment repair service or trade	Р	Р	Р	Р		2	X	Х	Х		
Ice manufacturing plant			Р								
Incidental retail sales of goods produced or			Pa								
processed on the premises											
Incineration of garbage or refuse when conducted within an enclosed plant											
Industrial, heavy											
Industrial, light			Р								
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal											
Leather manufacturing or processing											$\square$
Light malt beverage manufacturer (See also Brewpub)	Ра	Ра	Р	Ра							
Light manufacturing			Р								
Manufacturing, heavy											$\checkmark$
Manufacturing operations not housed within a building											$\checkmark$
Mines or mining operations, quarries, asphalt											$\checkmark$
plants, gravel pits or soil pits											Ň
Outdoor storage, industrial	Х	Х	Х	Х	Х	2	X	Х	Х		$\checkmark$
Paper or pulp manufacture											$\checkmark$
Petroleum or inflammable liquids production,											1
refining											Ň
Radioactive materials: utilization, manufacture, processing or emission											$\checkmark$
Railroad car classification yards or team truck yards			Р								$\checkmark$
Recovered materials facility wholly within a building			Р								$\checkmark$
Recovered materials processing wholly within a building			Р								$\checkmark$
Recycling collection	Pa	Pa	Pa	Pa							
Recycling plant			Р								
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet			Р								
Research, experimental or testing laboratories			Р								
Rubber or plastics manufacture			Р								
Salvage yard (Junkyard)	Х	Х	Х	Х	Х	2	X	Х	Х	Х	$\checkmark$
Self-Storage (mini or multi)	X	X	X	X	X		K	X	X	X	$\checkmark$
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic										X	$\checkmark$
	•	•	•	•					•	•	



TMOD-23-003	GI	A	22	Plan	ning	an	nd Z	Zoni	ng D	epartme	ent
materials including radioactive materials									-	-	
Smelting: copper, iron, zinc, or ore											
Storage yard, except vehicle											
Storage yard for damaged or confiscated vehicles		Х					Х	Х	Х		
Sugar refineries		Х									
Tire retreading and recapping	Х	Х	Х	Х	Х		Х	Х	Х		
Towing or wreckage service			Р								
Transportation equipment storage or										Х	$\checkmark$
maintenance (vehicle)											
Truck stop or terminal										Х	
Vehicle storage yard										Х	
Warehousing or Storage	Р	Р	Р							Х	

#### Sec. 4.1.3. – Use Table.

		EY: 1 - Pe		-			use 1 acc	esso	ory u	ise	De	- Sp velo - Sp	pm	ent	Dir	ecto	or		_			m C	omr	nun	ity
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Alcoho l or alcoho lic bevera																			Р	Р					

TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023



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ge manuf acturi ng																						
Altern ative energy produ ction															S P	Р	Р					
Autom obile/t ruck manuf acturi ng																	Р					
Brick, clay, tile, or concre te produ cts terra cotta manuf acturi ng																	P					
Buildi ng materi als or lumbe r supply establi shmen t														Р		P						
Ceme nt, lime, gypsu m, or plaster		0. DL	AND				F64								DAD	FD	P	TDI	"ION			TARY

TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023

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of Paris manuf acturi ng																									
Compr essed gas fuel station																	S P		Р	Р					
Chemi cal manuf acture, organi c or inorga nic																				P					
Contra ctor, genera l (See also Buildi ng or Constr uction Office)																	Ρ		Р	Ρ		Р	Р		$\checkmark$
Contra ctor, heavy constr uction, outsid e storag e																	Р		Р	Р					~
Contra ctor, special trade																	P		Р	Р					
Crema													S P			S P	S P		Р	Р					$\checkmark$
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permit requir ed																									
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Fuel dealer s, or wholes alers																			Р	P					
Gener al aviatio n airport																			S P	S P					~
Heavy equip ment repair service or trade																	Р		Р	Р					
Ice manuf acturi ng plant																			Р	Р					
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Light manuf acturi ng																Р	Р					
Manuf acturi ng, heavy																	Р					$\checkmark$
Manuf acturi ng operat ions not house d within a buildi ng																	Р					$\checkmark$
Mines or minin g operat ions, quarri es, gravel pits or soil pits																	Р					$\checkmark$
Mines or minin g operat TMOD-2		o DI	ANN		ATCS	IIINI	FG	2000							DAR	S P	S P	TRE	°'101	ISIN	JGLE	TARY



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Outdo or storag e, indust rial																			Р	Р					$\checkmark$
Railro ad car classifi cation yards or team truck yards																			Ρ	Р					✓
Recov ered materi als facility wholly within a buildi ng																			Ρ	P					~
Recov ered materi als proces sing wholly within a buildi ng																			Ρ	P					$\checkmark$
Recycl ing collect ion													P a		P a	P a	P a		Р	Р					
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TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023



TMOD-23-003	GEORGIA	Planning and Zoning Department
ry dispos al, handli ng facility ,		
Storag e yard, except vehicl e		P √
Storag e yard for damag ed or confis cated vehicl es		P /
Towin g or wreck age service		P P
Trans portati on equip ment manuf acture		P
Trans portati on equip ment storag e or maint enanc e		P P /
TMOD-23-003 PLANNING COMMISSION	N JUNE 6, 2023	PREPARED BY: TRE'JON SINGLETARY



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e)																			
Truck stop or termin al													Р	Р					
Vehicl e storag e yard													Р	Р					
Wareh ousing or Storag e												Р	Р	Р					

#### Sec. 4.2.65. - Self-Storage, Mini

Mini self-storages shall meet the following requirements:

- A. Maximum of one (1) level/story
- **B. Requires a Special Land Use Permit**
- C. The storage facility shall be climate-controlled; no outside storage is allowed.
- D. All buildings must have windows or architectural treatments that appear as windows.
- E. Lot must be a minimum of one (1) acre.
- F. At least 75 percent of the total on-site storage space shall be contained in individual enclosed stalls containing no more than 500 square feet each and being no more than ten feet high.
- G. No activities other than the dead storage or transfer of nonvolatile goods or



Planning and Zoning Department

leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical interference.

- H. An on-site manager shall be required and shall be responsible for the operation of the facility in conformance with the conditions of approval.
- I. Provide a minimum six-foot high, 100 percent opaque solid wooden fence or masonry wall along the entire length (except for approved access crossings) of all property lines. Said fence/wall shall be located outside of any public rightof-way and interior to any required landscape strips or buffers.
- J. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

#### Sec. 4.2.66. - Self-Storage, Multi

Multi self-storages shall meet the following requirements:

- A. Minimum of two (2) levels/stories; maximum of four (4) levels/stories.
- **B. Requires a Special Land Use Permit**
- C. The storage facility shall be climate-controlled; no outside storage is allowed.
- D. All buildings must have windows or architectural treatments that appear as windows.
- E. Lot must be a minimum of one (1) acre.
- F. No activities other than the dead storage or transfer of nonvolatile goods or leasing of storage space are allowed. Prohibited uses include but are not limited to miscellaneous sales; fabrication or repair of vehicles, equipment, or other goods; transfer-storage business based on site; residential uses, or any use which creates a nuisance due to noise, odor, dust, light, or electrical



interference.

- G. No outside storage shall be allowed.
- H. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility (mini or multi).

#### Sec. 6.1.4. – Off-street Parking Ratios.

Minimum and Maximum Pa	rking Spaces				
Use	Minimum Parking Spaces Required	Maximum Parking			
		Spaces Allowed			
Residential					
Detached single-family	Two spaces per dwelling	Four spaces per dwelling			
dwelling	unit.	unit.			
Two-family and three-	One space per dwelling	Four spaces per dwelling			
family dwellings	unit.	unit.			
Detached single-family	Two spaces per dwelling	Four spaces per dwelling			
condominium	unit.	unit.			
Attached single-family 1 <sup>1</sup> / <sub>2</sub> spaces per dwelling Three spaces per dwelling					
dwelling	unit, plus one-quarter	unit, plus one-quarter			

Table 6.2. Off-street Parking Ratios

TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023

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TMOD-23-003	-GEORGIA	Planning and Zoning Department
	space per dwelling unit to accommodate guest parking.	space per dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	1 <sup>1</sup> / <sub>2</sub> spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.	Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.
Multifamily dwellings	1 <sup>1</sup> / <sub>2</sub> spaces for every dwelling unit.	Three spaces for every dwelling unit.
Mobile Homes	Two spaces per mobile home lot.	Four spaces per mobile home lot.
Multifamily dwellings, supportive living	One-half space per dwelling unit.	One space per dwelling unit.
Fraternity house or sorority house	One space per bed.	1¼ spaces per bed.
Rooming house or boarding house, shelter	One space per four beds.	One space per 1 <sup>1</sup> ⁄ <sub>2</sub> beds.
Senior housing	One-half space per dwelling unit, plus one- quarter space per dwelling unit to accommodate guest parking.	Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.
Assisted Living	One-half space per dwelling unit.	One space per dwelling unit.
Personal care home, group	Two spaces.	Four spaces
Personal care home, community	One space for every 3 beds.	One space for every 2 beds.
Child daycare facility	Two spaces.	Four spaces.
Child caring institution, group	Two spaces.	Four spaces.
Child caring institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
Live Work dwelling	Two spaces per unit.	Four spaces per unit.
Institutional	I	
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One parking space for each fleet vehicle plus one-half space for each administrative or service employee.	One parking space for each fleet vehicle plus three- quarter space for each administrative or service employee.
Child daycare center	One space for each 400 square feet of floor area.	One space for each 300 square feet of floor area.
Convent or monastery	One space for each 400	One space for each 200
-	square feet of floor area.	square feet of floor area.

TMOD-23-003 PLANNING COMMISSION JUNE 6, 2023

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TMOD as ass		Planning and Zaning Danastmant
TMOD-23-003	square feet of floor area	Planning and Zoning Department square feet of floor area.
Hospital and similar	One space per three beds.	No maximum.
institutional use	one space per ance seast	
Nursing care facility, nursing or convalescent home, and similar	One-quarter space per bed	One-half space per bed
institutional use		
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums, auditoriums, live performance theaters, conference centers and cultural facilities	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.
Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries	One space for each 40 square feet of floor space in the largest assembly room.	One space for each 20 square feet of floor space in the largest assembly room.
Private elementary and middle school	1½ spaces for each classroom.	Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Private high school	Three spaces for each classroom.	Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Colleges, including trade, vocational, and commercial vocational schools	Ten spaces per classroom, plus 2 <sup>1</sup> / <sub>2</sub> spaces for each 1,000 square feet of floor area in the library or assembly area.	No maximum.
Recreational		
Athletic Field	20 spaces per field.	60 spaces per field.
Bowling alley	Four spaces for each alley.	Five spaces for each alley.
Driving range	One space per tee	1 <sup>1</sup> / <sub>2</sub> spaces per tee
Miniature Golf	12 spaces	20 spaces
Noncommercial club, lodge, or fraternal or social organization (other than fraternity and	One space for each 200 square feet of floor area.	One space for each 100 square feet of floor area.



TMOD-23-003		Planning and Zoning Department
sorority houses)		
Public or private	One space per 10 homes.	One space per five homes.
swimming pool,		
neighborhood recreation		
club/subdivision		
clubhouse and amenities		
(recreation and meeting		
rooms, swimming, and		
playground), or similar		
Public or private golf	15 spaces per nine holes.	30 spaces per nine holes.
course		
Indoor recreational	One space for each 300	One space for each 125
facilities, not including	square feet of floor area.	square feet of floor area.
bowling alley, swimming pool, tennis courts, or		
neighborhood recreation		
centers		
Special events facilities	One space for each 200	One space for each 100
special events mellities	square feet of space used	square feet of space used
	for such activity.	for such activity.
Temporary outdoor social,	One space for each 300	One space for each 200
religious, seasonal,	square feet of land devoted	square feet of land devoted
entertainment or	to such use; or where such	to such use; or where such
recreation activity	use is conducted within a	use is conducted within a
	tent one space for each	tent one space for each
	300 square feet of area	200 square feet of area
	within the tent enclosure.	within the tent enclosure.
Public or private tennis	Three spaces per court.	Four spaces per court.
courts		
Outdoor recreational uses,	One space for each 3,000	One space for each 1,000
waterparks, amusement	square feet of gross site	square feet of gross site
parks Commercial	area.	area.
Adult daycare center	Two spaces	Four spaces
	Two spaces	Four spaces
Automobile repair garage,	One space for each 400	One space for each 150 square feet of floor space.
minor repair, and maintenance	square feet of floor space.	square reet of noor space.
establishments		
Automobile service station	Two spaces for each	Three spaces for each
Automobile Service Station	service bay, with minimum	service bay, with
	of ten spaces required.	maximum of 15 spaces
		required.
Bed and breakfast inn	One space for the owner-	Two spaces for the owner-
	operator plus one per	operator plus one per
	guest bedroom.	guest bedroom.
Car wash	Two stacking spaces for	Three stacking spaces for



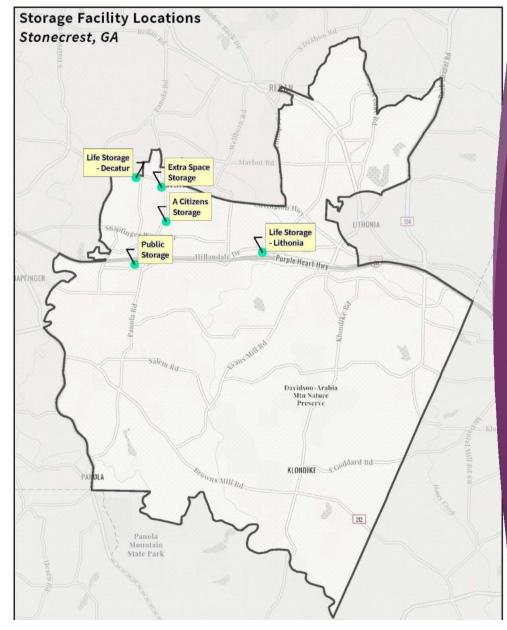
TMOD-23-003	GEORGIA	Planning and Zoning Department
	each car wash lane plus two drying spaces per lane.	each car wash lane plus three drying spaces per
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	lane. Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store Hotel or motel	One space per 500 square feet of floor area. One space per lodging	One space per 200 square feet of floor area. 1 2/10spaces per lodging
	unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor are, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.



TMOD-23-003	-GEORGIA-	Planning and Zoning Department
business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein		
Sexually Oriented Businesses	One parking space for each 400 square feet of floor area in the building.	One parking space for each 25 square feet of floor area in the building.
Storage facilities (mini- warehouse) Industrial	One space for each 8,000 square feet of floor area	One space for each 5,000 square feet of floor area.
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One space for each 2,000 square feet of floor area.	One space for each 1,300 square feet of floor area.
Storage Facilities (mini or multi)	One space for each 20- storage unit	No maximum
Warehouse, distribution	One space for each 2,500 square feet of floor area.	One space for each 500 square feet of floor area.
Wholesale membership club	One space for each 500 square feet of floor area	One space for each 200 square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.	One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.

Sec. 9.1.3. – Defined terms.

Self-Storage (mini or multi) means a building or group of buildings in a controlledaccess and secured compound that contains vary sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of customers' goods or wares, and shall be climate-controlled. Noting or pertaining to a warehouse or other facility that rents units to people for storing personal possessions.



# Existing Self-Storage Within Stonecrest





## 5260 Minola Drive – Public Storage

### 5260 Minola Drive – Public Storage

### Acres

### ▶ 4.04

- Overlay District
  - ▶ I-20 Tier 2
- Future Land Use
  - Office Professional
- Zoning
  - M Light Industrial
- District
  - 3





### 6231 Hillandale Drive – Life Storage (Lithonia)

### 6231 Hillandale Drive – Life Storage (Lithonia)

### Acres

#### 5.49

- Overlay District
  - Stonecrest Tier 6 (non-existing)
- Future Land Use
  - City Center
- Zoning
  - OD Office Distribution
- District
  - ▶ 2





### 2590 Panola Road – A Citizen Storage

### 2590 Panola Road – A Citizen Storage

### Acres

### ▶ 1.89

- Overlay District
  - N/A
- Future Land Use
  - City Center
- Zoning
  - OD Office Distribution
- District
  - ▶ 2





### 2329 Panola Road – Extra Space Storage

### 2329 Panola Road – Extra Space Storage

#### Acres

- ► 3.89
- Overlay District
  - ▶ I-20 Tier 2
- Future Land Use
  - Light Industrial
- Zoning
  - M Light Industrial
- District
  - ▶ 2





# 5951 Covington Highway – Life Storage (Decatur)

### 5951 Covington Highway – Life Storage (Decatur)

- Acres
  - ▶ 4.96
- Overlay District
  - ▶ I-20 Tier 2
- Future Land Use
  - Light Industrial
- Zoning
  - M Light Industrial
- District
  - ▶ 2