

**AMENDING THE CODE OF THE CITY OF PITTSFIELD
CHAPTER 23, “ZONING ORDINANCE”**

AN ORDINANCE AMENDING THE CITY OF PITTSFIELD ZONING ORDINANCE; AMENDING ARTICLE 23-2 TO PROVIDE A DEFINITION OF “SELF STORAGE MINI-WAREHOUSE”; AMENDING ARTICLE 23-4, SECTION 4.2 TO ADD “SELF STORAGE MINI-WAREHOUSES” TO THE LIST OF PERMITTED USES IN THE B-C, C-W-S, I-L, L-D-I and I-G ZONING DISTRICTS; AMENDING ARTICLE 23-7, SECTION 7.8 TO ADD A NEW SPECIAL PERMIT USE CATEGORY PERTAINING TO “SELF STORAGE MINI-WAREHOUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR INCLUSION IN THE CITY OF PITTSFIELD ZONING ORDINANCE.

SECTION I

That the Code of the City of Pittsfield, Chapter 23, **Article 23-4, Section 2.2 (Glossary)**, is hereby amended to add a definition of “Self Storage Mini-Warehouse”:

Self Storage Mini-Warehouse: *A fully enclosed building or buildings or portion of a building that may contain removable interior partitions, and having individual compartmentalized units, stalls or lockers with privately controlled access points which are to be rented as storage space for the customer's goods, wares or personal property. An office for the rental of the storage spaces may be included, provided it does not exceed 400 square feet per 25,000 square feet of warehouse space, excluding any bathroom facilities.*

SECTION II

That the Code of the City of Pittsfield, Chapter 23, **Article 23-4, Section 4.2, Table 4.202** (Table of Principal Permitted Uses), is hereby amended to to add “Self Storage Mini-Warehouses” to the table of “Principal Permitted Uses” and to make such use allowable by-right in the C-W-S, I-L and I-G Zoning Districts and by special permit in the B-C and L-D-I Zoning Districts:

<u>Principal Permitted Uses</u>	<u>Use Group</u>	<u>B-C</u>	<u>C-W-S</u>	<u>I-L</u>	<u>I-G</u>	<u>L-D-I</u>
<i>Self Storage Mini-Warehouses</i>	<i>SP</i>	<i>x</i>				<i>x</i>
<i>Self Storage Mini-Warehouses</i>	<i>BR</i>		<i>x</i>	<i>x</i>	<i>x</i>	

SECTION III

That the Code of the City of Pittsfield, Chapter 23, **Article 23-7, Section 7.8** (Conditional Uses Requiring Special Use Permit), is hereby amended to add sub-section 7.851, “Self Storage Mini-Warehouses”:

Section 7.851. Self Storage Mini-Warehouses.

A. Purpose

The purpose of this section is to provide a use category and performance standards to allow for the operation of fully enclosed self storage uses in the City of Pittsfield.

B. Special Permit Granting Authority

The Community Development Board shall be the Special Permit Granting Authority for this use category.

C. Performance Standards

- 1. No unit within a Self Storage Mini-Warehouse shall be utilized as a place of business.*

2. *No separate, dedicated utility connections, namely, electricity, water, telephone, cable TV, or gas, will be provided to the individual units.*
3. *No outside storage of commercial vehicles, heavy equipment, recreational vehicles or recreational equipment shall be permitted.*
4. *An office for the rental of the storage spaces may be included, provided it does not exceed 400 square feet per 25,000 square feet of warehouse space, excluding any bathroom facilities.*
5. *Signage shall be placed on each building in which the Self Storage Mini-Warehouse is located indicating that no Flammable or Explosive Materials use or storage is permitted and that units cannot be occupied for business or industrial use.*

SECTION IV

This ordinance shall become effective upon enactment.

