

TOWNSHIP OF ATLAS
COUNTY OF GENESEE, STATE OF MICHIGAN
ORDINANCE NO. 21-02

SELF STORAGE FACILITIES
ZONING ORDINANCE AMENDMENT

AN ORDINANCE AMENDING SECTION 300.902, B, 32, OF ARTICLE IX (GENERAL COMMERCIAL DISTRICT C-2) OF THE ATLAS TOWNSHIP ZONING ORDINANCE PERTAINING TO SELF STORAGE FACILITIES

The Township of Atlas, Genesee County, Michigan Ordains:

SECTION 1 – ZONING ORDINANCE AMENDMENT

Section 300.902,(B),32 of Article IX (General Commercial District C-2) of the Atlas Township Zoning Ordinance is hereby amended to read as follows:

32. Self storage facilities subject to the following conditions:
1. The lot shall have direct frontage to an interstate highway, state trunkline, or arterial street.
 2. A plan for the security and management of the site shall be submitted by the applicant for approval by the Planning Commission. Means of security shall include lighting, fencing, security cameras and security gates. 24-hour monitoring shall be accomplished through an on-site manager or off-site monitoring services.
 3. Access to storage units shall be restricted to customers and employees, with mechanical or electronic locking devices at all access points.
 4. A living unit for an on-site caretaker or resident manager is permissible and is subject to reasonable conditions that may be imposed by the Planning Commission.
 5. Building height shall not exceed one story 15 feet in height except that a caretaker or resident manager's unit may be allowed a building height of two stories or 25 feet.
 6. No single storage building shall exceed 5,000 square feet.
 7. Parking shall be provided on-site totaling at least four (4) spaces plus one (1) additional space for each 200 storage units.

8. All interior drives shall have a minimum width of 28 feet, and shall be paved to Township standards.
9. A sight-proof barrier shall be provided around the perimeter of the development. Said barrier shall be located at the setback line and may consist of either the solid facades of the storage structures or a fence. If a fence is provided, it shall be a minimum of six feet in height and shall be constructed of brick, stone, masonry units, or wood products which are determined by the Planning Commission to be durable and weather resistant.
10. A ten-foot wide landscaped greenbelt shall be provided between the property line and required barrier along all street frontages. A five-foot landscaped greenbelt shall be provided between the property line and barrier where the site abuts any residential district.
11. Building separation between self-storage buildings on the same site shall be 15 feet, as measured from side-to-side or front to rear, or equal to the building height, whichever is greater.
12. The storage of combustible or flammable liquids, combustible fibers, explosive materials, or toxic materials are expressly prohibited.
13. No repair, servicing, painting, or other maintenance activity may be conducted on the premises. Further, no units may be utilized for any business activity other than storage.
14. No open storage, outdoor storage of recreational equipment, or other similar goods and vehicles shall be permitted.
15. The property owner shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval, including the approved safety and management plan and all other applicable ordinances.

SECTION 2 – SEVERABILITY

The provisions of this ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect.

SECTION 3 – REPEAL

All ordinance or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4 – EFFECTIVE DATE

This ordinance shall take effect 7 days after publication.


Supervisor


Clerk

CLERK'S CERTIFICATION

I, Katherine Vick, the duly elected, qualified and acting clerk of the Township of Atlas, Genesee County, Michigan do certify that the above Ordinance was adopted at a special meeting of the Township Board held in the Government Center, 7386 S. Gale Road, Goodrich, Michigan, on the 15th day of March, 2021 by a majority of the members of the board present and voting.


Clerk