

**ORDINANCE NO. 2227**

**AN ORDINANCE ESTABLISHING DEFINITIONS FOR SELF STORAGE FACILITY AND SELF STORAGE FACILITY, INDOOR, ALLOW SELF STORAGE FACILITY, INDOOR AS A CONDITIONAL USE IN THE GENERAL COMMERCIAL DISTRICT AND RIVER RAPIDS OVERLAY DISTRICT AND ALLOW BOTH SELF STORAGE FACILITY AND SELF STORAGE FACILITY, INDOOR AS A PERMITTED USE IN THE INDUSTRIAL DISTRICT, THEREBY AMENDING REVISED CITY CODE – 1982 SECTION 11-201, SECTION 11-701.1, SECTION 11-801.1 and SECTION 11-1003.8**

**The City of Coon Rapids does ordain:**

Section 1. Revised City Code – 1982 Section, 11-201 Definitions is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-201 Definitions

Self Storage Facility. A facility containing separate, individual and private storage spaces of varying sizes, leased or rented on an individual basis for the storage of personal property; where individual renters control and access individual storage spaces via its own access door. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Such facilities to be used for storage only.

Self Storage Facility, Indoor. A fully enclosed building that is climate controlled containing separate, individual and private storage spaces of varying sizes, leased or rented on an individual basis for the storage of personal property; where individual renters control and access individual storage spaces; each unit must be directly accessed from the interior of the building via its own access door. Outdoor access to individual units is prohibited. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Such facilities to be used for storage only.

Section 2. Revised City Code – 1982 Section, 11-701.1 Uses is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-701            General Regulations and Tables

11-701.1 Uses

<b>PRINCIPAL USES</b>					
<b>COMMERCIAL USES</b>					
<b>Retail Sales and Service</b>	<b>O</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>RS</b>
General retail sales	NP	NP	P	P	P
General retail sales less than 15,000 square feet total building size	P	P	P	P	P
Art gallery or studio	NP	P	P	P	P
Bank or financial institution	P	NP	P	P	P
Building material sales or lumber yard	NP	NP	P	P	NP
Child care center, state licensed	P	P	P	P	P
[Commercial self storage with no outdoor storage]	{NP}	{NP}	{NP}	{C}	{NP}
Contractors office	NP	NP	NP	P	NP
Dry cleaning establishment	NP	NP	NP	C	NP
Farmers market	NP	P	P	P	NP
Firearms dealer	NP	NP	P	P	P
Funeral home	C	NP	P	P	NP
Greenhouse, lawn and garden supply store	NP	NP	P	P	NP
Kennel – no outdoor runs and no noise is audible outside the building or lease space	P	NP	P	P	NP
Laundry, self service	NP	P	P	P	NP
No adult oriented business, as defined by Section 5-2202, is permitted, except adult book stores, adult cabarets, adult conversation parlors, adult motion picture theaters, and adult novelty businesses, subject to regulation under Chapter 5-2200 and Section 11-1208, or state or federal	NP	NP	NP	P	NP

law.					
Non-on-premises consumption adult bookstores and adult novelty stores, as defined by Revised City Code 1982 Section 5-2202, subject to regulation under Revised City Code 1982 Chapter 5-2200 and Section 11-1208	NP	NP	P	NP	NP
Pawnbroker	NP	NP	P	P	NP
Performing, visual or martial arts school	NP	NP	P	P	NP
Personal service establishment	P	P	P	P	P
Pet grooming shops, provided no animal is kept overnight or outside and no noise is audible outside of the building or bay occupied by the grooming shop	NP	P	P	P	P
Pet store	NP	P	P	P	P
Photocopying, duplicating services	P	P	P	P	NP
Precious Metal Dealers defined and regulated by Title 5	NP	P	P	p	NP
Printing and publishing	NP	NP	C	C	NP
Rental business – no outdoor storage	NP	NP	P	P	NP
Rental business – with outdoor storage	NP	NP	NP	C	NP
Secondhand Dealers or Antique Dealers defined and regulated by Title 5	NP	P	P	P	P
<del>{Self Storage Facility with no outdoor storage}</del>	<del>{NP}</del>	<del>{NP}</del>	<del>{NP}</del>	<del>{C}</del>	<del>{NP}</del>
<u>Self Storage Facility, Indoor with no outdoor storage</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>C</u>	<u>NP</u>
Service Business	P	P	P	P	NP

Transient Merchants, Solicitors, and Canvassers, defined and regulated by Title 5	NP	P	P	P	NP
Veterinary clinic, animal hospital – no outdoor runs and no noise is audible outside the building or lease space	P	NP	P	P	P
Video store	P	P	P	P	P
<b>Automobile Services</b>	<b>O</b>	<b>NC</b>	<b>CC</b>	<b>GC</b>	<b>RS</b>
Automobile rental facility	NP	NP	C	C	NP
Automobile repair, major	NP	NP	NP	C	NP
Automobile repair, minor	NP	NP	P	P	NP
Automobile sales provided that: (a) Must have minimum of 40,000 square foot building; (b) Indoor display area, and (c) The building meets the development guidelines found in subsection 11-701.2.	NP	NP	C	P	NP
Car wash	NP	NP	P	P	NP
Convenience store	NP	NP	P	P	NP
Convenience store provided that: (a) The fuel sales are incidental to a retail store; (b) No separate building, structure, or store is used as part of the fuel sales; (c) No more than four dispensing hoses may be operable simultaneously per neighborhood shopping center, and	NP	C	P	P	NP

(continued on next page) (d) The fuel sales shall be accessible from off the parcel of property on which it is located by way of at least two in and out vehicular accesses.					
Major recreational equipment sales, service and rental	NP	NP	NP	C	NP
<b>Food and Beverage</b>	O	NC	CC	GC	RS
Brew pub	NP	C	P	P	P
Catering	NP	P	P	P	NP
Coffee shop	P	P	P	P	P
Liquor, off sale	NP	NP	P	P	P
Microbrewery with taproom	NP	NP	P	P	P
Microdistillery with cocktail room	NP	NP	P	P	P
Restaurant, delicatessen	P	P	P	P	P
Restaurant, fast food	NP	NP	P	P	P
Restaurant, sit down including the serving of alcohol beverages provided they occupy no more than 25 percent of a building and have no drive up facility	P	P	P	P	P
Restaurant, sit down including the serving of alcohol beverages	C	C	P	P	P
Tavern or bars	NP	NP	P	P	NP
<b>Commercial Recreation, Entertainment and Lodging</b>	O	NC	CC	GC	RS
Amusement centers	NP	NP	NP	P	NP
Hotel	NP	NP	P	P	P
Indoor recreation	NP	NP	P	P	NP
Outdoor recreation	NP	NP	C	C	NP
Physical fitness center	NP	NP	P	P	P

Physical fitness center 3,000 square feet floor area or less	NP	P	P	P	P
Radio or television station	NP	NP	P	P	NP
Reception or meeting hall	NP	C	P	P	NP
Theater	NP	NP	P	P	NP
<b>Office and Medical Facilities</b>	O	NC	CC	GC	RS
Blood/ plasma collection facility	NP	NP	NP	P	NP
Clinic, medical or dental	P	NP	P	P	P
Clinic, medical or dental less than 15,000 square feet total building size	P	P	P	P	P
General Office	P	NP	P	P	P
General Office less than 15,000 square feet total building size	P	P	P	P	P
Hospital	NP	NP	C	C	NP
Laboratory, medical or dental	P	NP	P	P	NP
<b>Transportation</b>	O	NC	CC	GC	RS
Ambulance service	NP	NP	NP	C	NP
Limousine service	NP	NP	NP	C	NP
Package delivery service	NP	NP	NP	C	NP
Taxi cab service	NP	NP	NP	C	NP
<b>INSTITUTIONAL AND PUBLIC USES</b>					
<b>Educational Facilities</b>	O	NC	CC	GC	RS
Non-classroom, personalized instructional services for students in grades K-12. The total floor area of all such uses shall not exceed 4,000 square feet of the total gross lease area of the regional shopping center where they	NP	NP	P	P	P

are located					
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Section 3. Revised City Code – 1982 Section, 11-801.1 Uses is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-801 General Regulations and Tables

11-801.1 Uses

<b>PRINCIPLE USES</b>	
<b>INDUSTRIAL USES</b>	
<b>Manufacturing</b>	I
Brewery	P
Distillery	P
Microbrewery	P
Microdistillery	P
Light Industry	P
<b>Vehicle Service and Transportation</b>	I
Vehicle repair major and minor, including the sales of parts in conjunction therewith, but not including a junk yard or salvage business.	C
Sales or rental of vehicles licensed for more than 9,000 pounds gross vehicle weight and special mobile equipment as defined in Section 9-121 of the Revised City Code-1982, except for recreational vehicles. Such use may include the sale of parts in conjunction therewith.	C
Truck rental.	C
Wholesale businesses, warehouses, or freight terminals except for storage of bulk petroleum, scrap or waste material as a primary use.	P
Catalog order facilities, provided there is no direct pickup of orders by customers.	P
<b>Office and Research</b>	I
Office uses	P
Research and development activities, experimental or testing laboratories.	P
Medical and dental clinics and laboratories.	P
<b>Services</b>	I
Service business	P
Animal hospitals, and kennels, duly licensed under Chapter 6-200,	P

Printing, blue-printing, duplicating, mailing and graphic arts.	P
Self [ <del>service</del> ] storage facility.	P
<u>Self storage facility, indoor.</u>	<b>P</b>
Outdoor storage accessory to self [ <del>service</del> ] storage <u>facility and self storage facility, indoor.</u>	C
Repair, servicing or parts sales businesses, except for businesses related to vehicles.	P
Physical fitness centers	P
Child care center, state licensed	P
<b>Public Services and Utilities</b>	<b>I</b>
Public parks and their incidental structures.	P
Governmental buildings and facilities	C
Governmental offices	C
Electric or gas substation	C
<b>ACCESSORY USES</b>	<b>I</b>
Any accessory use that is permitted in the (O) Office District.	P
Retail sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on, or wholesaled from the premises.	P
Cocktail room accessory to a microdistillery or distillery	P
Taproom accessory to a microbrewery or brewery	P

Section 4. Revised City Code – 1982 Section, 11-1003.8 Uses is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-1003.8 Uses.

- (1) Permitted and conditional uses are as allowed by the underlying zoning district, except as expressly regulated by this Section.
- (2) Where the underlying zoning district is Industrial, the following uses are allowed:
  - Permitted Uses.
  - (a) Light Industrial
  - (b) Office uses.
  - (c) Public parks and their incidental structures.
  - (d) Research, experimental or testing laboratories.
  - (e) Service uses, including laundry and dry cleaning, animal hospitals, and kennels, duly licensed under Chapter 6-200, printing, blue-printing, duplicating, mailing and graphic arts.
  - (f) Public uses or utilities.



- (g) Catalog order facilities, provided there is no direct pickup of orders by customers.
- (h) Repair, servicing or parts sales businesses, except for businesses related to vehicles.
- (i) State licensed day care facilities.
- (j) Medical and dental clinics and laboratories.
- (k) Physical fitness centers providing services and equipment such as exercise classes, including but not limited to aerobics, nautilus, weight lifting and similar apparatus, locker rooms and showers.

(l) Non-profit cultural-educational uses.

Accessory Uses.

(a) Any accessory use that is permitted in the (O) Office District.

(b) Retail sales incidental to the manufacture, processing or wholesaling of products manufactured on, processed on, or wholesaled from the premises.

(3) Conditional Uses.

(a) To the extent not otherwise required by subsection of 11-304.3 (Conditional Use Permit Procedures and Requirements), no conditional use permit may be granted unless the applicant demonstrates the proposed use:

(i) advances the intent of this Section;

(ii) will not interfere with Port Development;

(iii) allows for development of the property in an efficient, well-organized way; and

(iv) is incorporated into a plan that provides substantial site amenities, buffers, and other elements.

(b) Self storage facilities, indoor, adjacent to Coon Rapids Boulevard and in the General Commercial or Industrial zoning districts may be granted a conditional use permit.

~~{(3)}~~ (4) Varied density residential development, as regulated by this Section, is allowed throughout the District.

~~{(4)}~~ (a) Parcels zoned other than LDR-1, LDR-2, MDR, or HDR may be developed in any mix using varied density residential uses with the following permitted, conditional, and accessory uses:

~~{(a)}~~(i) Permitted Uses. Office Uses; public parks and their incidental structures; public uses except public utility uses; medical and dental clinics; state licensed day care facilities; barber and beauty shops; photocopying or desktop publishing; carry-in small item repair and servicing shops, excluding repair of internal combustion engines.

~~{(b)}~~(ii) Conditional Uses. Retail stores except marine sales and those licensed under Title 5, provided, incidental tobacco sales subject to Title 5 are allowed; secondhand dealers or antique dealers defined in and regulated by Title 5; financial

institutions; hotels or motels; mortuaries; pet grooming shops or animal hospitals where animals remain inside at all times; churches; nonprofit clubs or lodges; nonprofit cultural-educational uses; private schools, hospitals, sanitariums, rest, boarding, and group homes and similar institutions; motor vehicle fuel sales and service stations provided no more than eight dispensing hoses may be operable simultaneously; and restaurants without drive-through facilities, except that no restaurant located within 100 feet, as measured from the structure or the boundary of the parking area, whichever is closer, of property zoned or used for residential purposes, including property with a mix of uses that includes residential, may provide alcoholic beverages.

~~[(e)]~~(iii) Accessory Uses.

~~[(i)]~~(a) Motor vehicle washes attached to motor vehicle fuel sales, service stations, or convenience stores;

~~[(i)]~~(b) Low-intensity food, coffee shops, juice bars, accessible only from within the building. Uses providing alcoholic beverages are prohibited.

~~[(5)]~~ Conditional Uses.

~~(a) — To the extent not otherwise required by subsection of 11-304.3 (Conditional Use Permit Procedures and Requirements), no conditional use permit may be granted unless the applicant demonstrates the proposed use:~~

~~(i) — advances the intent of this Section;~~

~~(ii) — will not interfere with Port Development;~~

~~(iii) — allows for development of the property in an efficient, well-organized way; and~~

~~(iv) — is incorporated into a plan that provides substantial site amenities, buffers, and other elements.~~

~~(b) — Commercial and self-service storage facilities, adjacent to Coon Rapids Boulevard and in the General Commercial or Industrial zoning districts may be granted a conditional use permit based on the following findings:~~

~~(i) — It is not feasible to install public sidewalk to serve the facility; and~~

~~(ii) — The facility is screened from view from Coon Rapids Boulevard.]~~

~~[(6)]~~(5) The following uses are prohibited.

(a) Quad homes.

(b) Townhouse units that share walls other than side walls.

(c) Adult-oriented businesses as regulated by Chapter 5-2200.

(d) Automobile sales lots.

(e) Motor vehicle body work or spray painting.

(f) Motor vehicle fuel sales and service stations with more than eight dispensing hoses simultaneously operable.

Introduced this 1<sup>st</sup> day of October, 2019.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk