

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER FITZGERALD
COUNCIL BILL NO. 18
ORDINANCE NO. 1607
Series 2016

TITLE: AN ORDINANCE AMENDING CHAPTER 26 OF THE WHEAT RIDGE CODE OF LAWS CONCERNING REGULATION OF SELF STORAGE FACILITIES

WHEREAS, the City of Wheat Ridge is a home rule municipality having all powers conferred by Article XX of the Colorado Constitution; and

WHEREAS, the City Council is authorized by the Constitution, the Home Rule Charter and CRS 31-23-101 *et seq.* to regulate the use of land; and

WHEREAS, in the exercise of this authority the Council has previously adopted Chapter 26 of the Wheat Ridge Code of Laws (the "Code") concerning zoning; and

WHEREAS, the Council wishes to amend Chapter 26 of the Code to add a new section concerning self-storage facilities, and to define the same.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Section 26-123 of the Code is amended to delete the current definition of "mini-warehouse" and replace the same with the following definition of "self-storage facility", in the appropriate alphabetical location:

Self-storage facility. A structure or structures which are divided into multiple small storage units which may have at-grade loading and where each unit does not exceed five hundred (500) square feet, and where each unit is rented or may be sold as condominium storage space.

Section 2. Chapter 26 of the Code is amended to add a new section as follows:

Sec. 26-641. Self-storage facilities; distance requirements.

A. There shall be a minimum one-half (1/2) mile separation between self-storage facilities, measured radially from the property line of any existing mini-warehouse facility, regardless of the zone district, and without regard to intervening structures, objects or city limits.

- B. There shall be a minimum one-quarter (1/4) mile separation between self-storage facilities and any fixed guideway rail stations, including light rail and commuter rail, measured radially from the property line, regardless of the zone district, and without regard to intervening structures, objects or city limits.

Section 3. The Table of Uses for Commercial and Industrial Districts at Section 26-204 of the Code is revised as follows:

Remove "mini-warehouse for inside storage" as a permitted use in the C-2 District and the I-E District; insert "self-storage facilities" as a permitted use in the I-E District; insert "See Sec. 26-641" in the Notes Column for "self-storage facilities".


Section 4. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on this 22 day of August, 2016, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for September 12, 2016 at 7:00 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 7 to 0, this 12th day of September, 2016.

SIGNED by the Mayor on this 12th day of September, 2016.



Joyce Jay, Mayor

ATTEST:



Janelle Shaver, City Clerk



Approved as to Form



Gerald E. Dahl, City Attorney

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