

ORDINANCE NO. 22-16

AN ORDINANCE AMENDING THE TEXT OF ORDINANCE NO. 00-18, PERTAINING TO DEFINING SELF STORAGE AND PROVIDING FOR THE USE AS A CONDITIONAL USE IN B-2 COMMERCIAL ZONE, BASED ON THE RECOMMENDATIONS MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD'S RECOMMENDATION OF A ZONE ORDINANCE TEXT CHANGE;

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

Article 1, Paragraph 1.6 Titled "Definitions" shall be amended to include the following:

"Self-Service Storage Facility: A structure containing separate, individual, and private storage spaces for goods (but not bulk supply) of varying sizes under 1,000 square feet each not ancillary to a residence or business use on site and not administrated by a warehousing or logistics business, said spaces are leased or rented on individual leases for varying periods of time often month to month. Self-Storage only allowed as a principle used in Industrial zones and as a restricted conditional use in B-2 Zoning."

-and-

Article 4, Paragraph 4.8 (D) Titled Conditional Use (B-2) shall be amended to include the following additional item after item 8 (building height).

1. Self-Service Storage Facility: A structure containing separate, individual, and private storage spaces for goods (but not bulk supply) of varying sizes under 1,000 square feet each not ancillary to a residence or business use on site and not administrated by a warehousing or logistics business, said spaces are leased or rented on individual leases for varying periods of time shall be a conditional use in B-2 (highway service commercial) if the following minimal requirements are met:

- The conditional use may not include outside storage of vehicles, boats, or any other thing or item.

- The conditional use must be completely screened by vertical landscaping (trees, shrubs, bushes) or solid walls or fence (not chain link or see-through fencing) from any R-1 or R-2 use abutting. If a wall or fence is built the material and appearance of the wall or fence must be of like construction of the highest quality surrounding homes if the conditional use abuts a residential use so as not to cause a regression of the value of the existing homes. If no home exists, the material must be equal to the median new construction in Somerset.

- Have a side yard and rear yard setback of 10 feet.

- If on a corner lot where the proposed development is adjacent to a second through street the screening wall shall not obstruct driver vision at the corner and be reviewed for meeting KY Department of Transportation driver vision minimums on the highway.

- The conditional use must be approved by the Board of Adjustment review of a proposed site plan and rendering of the facility including screening and a final lot plan.
- Any other requirements deemed appropriate by the Board of Adjustment.

The foregoing Ordinance was read and presented to a regular meeting of the City Council of Somerset, Kentucky for the first reading on the 12th day of September 2022.

On September 26, 2022, the matter was read for a second time and voted successfully as proven by the executive officer's execution below.

APPROVED: 
ALAN L. KECK, MAYOR
CITY OF SOMERSET, KY

ATTEST: 
NICK BRADLEY, CITY CLERK