

CITY OF SANTA FE, NEW MEXICO

ORDINANCE NO. 2007-25

AN ORDINANCE

AMENDING TABLE 14-6.1-1 AND SECTIONS 14-6.2(D)(2) AND (3) SFCC 1987

REGARDING WHERE AND UNDER WHAT CONDITIONS INDIVIDUAL STORAGE

AREAS AND MINI STORAGE ARE PERMITTED.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

Section 1. Table 14-6.1-1 SFCC 1987 (being Ord. #2001-38, §2 as amended) is amended as follows:

TABLE 14-6.1-1 PERMITTED USES

| Category | Specific Use   | R 1 - R 6 | R 7 - R 9 | R 7 (D) | R C | R M | R A C | M H P | C 1 | C 2 | C 4 | H Z | B CD | I 1 | I 2 | B I P | S C 1 | S C 2 | S C 3 | M U | Use-Specific Regs (See Section 14-6.2) |
|----------|--|-----------|-----------|---------|-----|-----|-------|-------|-----|-----|-----|-----|------|-----|-----|-------|-------|-------|-------|-----|--|
| Storage  | Individual storage areas within a completely enclosed building |           |           |         |     |     |       |       |     | S   |     |     | P    | P   | P   | P     |       |       |       |     | (D)(2)                                 |
|          | Mini-storage units   |           |           |         |     |     |       |       |     | S   |     |     | P    | P   | P   |       | P     | P     | P     |     | (D)(3)                                 |

Section 2. Section 14-6.2(D)(2) SFCC 1987 (being Ord. #2001-38, §2) is amended to read:

(2) Individual Storage Areas within a Completely Enclosed Building

(a) The plan for operation of the storage area shall be compatible with

1 other permitted uses existing in the vicinity.

2 (b) The storage area shall not unreasonably interfere with permitted uses  
3 because of noise, vibrations, smoke, dust, odor, heat, glare, traffic  
4 congestion, or any similar nuisance.

5 (c) No individual storage unit shall exceed 200 square feet.

6 (d) No individual storage unit shall be directly accessible from the  
7 outside of the building.

8 (e) Outdoor storage shall be prohibited on the site if located within a C-2  
9 district or the BCD.

10 **Section 3. Section 14-6.2(D)(3) SFCC 1987 (being Ord. #2001-38, §2) is amended to**

11 **read:**

12 (3) Mini-Storage Units

13 (a) A wall and/or fencing plan shall be submitted for staff review and  
14 approval prior to issuance of a building permit. Fences or walls shall  
15 provide a visual buffer or screen and be constructed of opaque  
16 materials.

17 (b) A landscape plan meeting all the requirements of §14-8.4 shall be  
18 submitted to City staff for approval prior to issuance of a building  
19 permit.

20 (c) The architecture shall be compatible with the zoning district as  
21 approved by City staff. One residential unit excluding mobile,  
22 modular, and trailer homes is allowed as part of the storage unit  
23 development but this unit shall be architecturally compatible with the  
24 storage units. No portion of the storage units or the residential unit  
25 shall exceed one story in height.

1 (d) Lighting shall be of a nature that is not intrusive to surrounding  
2 residential uses.

3 (e) Mini storage units approved after July 25, 2007 shall comply with  
4 the following:

5 (i) No building shall be located less than 100 feet from a  
6 residentially zoned property unless the required landscaping  
7 buffer adjacent to the residentially zoned property is twice  
8 the otherwise required width.

9 (ii) An eight foot masonry wall, either stuccoed on the outside or  
10 made of decorative block, is required along any property line  
11 abutting a residentially zoned property.

12 **Section 4. [NEW MATERIAL.] Article 14-12 SFCC 1987 (being Ord. #2001-38,**  
13 **§2 as amended) is amended to add the following definition:**

14 **INDIVIDUALIZED STORAGE AREAS WITHIN A COMPLETELY ENCLOSED**  
15 **BUILDING**

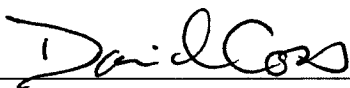
16 Mini storage units which are not directly accessible from the outside of the building.

17 **Section 5. In Article 14-12 SFCC 1987 (being Ord. #2001-38, §2 as amended) the**  
18 **following definition is amended to read:**

19 **MINI-STORAGE UNITS**

20 Separate storage spaces of varying sizes leased or rented on an individual basis contained within one  
21 or more structures.

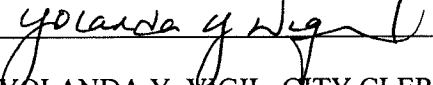
22 **PASSED, APPROVED and ADOPTED this 25<sup>th</sup> day of July, 2007.**

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25 DAVID COSS, MAYOR


1 ATTEST:

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4 VOLANDA Y. VIGIL, CITY CLERK

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6 APPROVED AS TO FORM:

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8 \_\_\_\_\_  
9 FRANK D. KATZ, CITY ATTORNEY

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25 mdb/2007 ordinances/individual storage area