

What municipality has zoning authority over the property?

A. City, County, Township, Village, etc.

2. What departments have authority over zoning?

A. Board supervisors, zoning board, planning board, etc.

3. What is the proper zoning for self storage?

A. If self storage has no zoning what type of zoning do you expect it to fall into?

1. Industrial

- a. Building coverage constraints are not as severe
- b. Set backs are minimum (may build lot line buildings)

2. Light Industrial

- a. Larger set back requirements

3. Commercial (usually allowed in only one subsection)

- a. Usually better located parcel
- b. Higher set back requirements
- c. Stiffer criteria for aesthetics and landscaping
- d. Percentage of building coverage may be lower
- e. Higher parking requirements

4. Do you need a conditional use permit?

4. If a zone change or variance is needed what is the process?

A. How much time will rezoning take?

B. What are the chances of being approved?

C. What plans need to be submitted? Size and quantity?

- 1. Site Plan, drainage plans (need to be stamped?)

5. Once correct zoning is identified

A. Use by right (correctly zoned) or do you need a conditional use permit

B. What are the required set backs?

- 1. Can you have driveways in the set back?

C. What are the parking requirements?

D. Is green space required? How is it determined?

E. Is a drainage plan required? Water retention pond?

F. Are there any requirements for driveways?

- 1. Have to have blacktop, cement or it can be gravel?
- 2. Is there a time restriction on a gravel drive?

G. Can you put an office in this zoning?

- 1. Can you have a caretaker unit (apartment)
- 2. Can the apartment be 2-story?

H. Are there any construction restrictions? (Example below)

- 1. No roll-up doors can be visible from the street
- 2. The frontage has to be brick/block or stucco
- 3. Buildings need to have a high pitch
- 4. May not use combustible construction
- 5. Project must be fenced
- 6. Cyclone fence is not allowed in the front
- 7. Possible building color and door color approvals

NOTE: Plans approved for zoning may not meet the building codes or the Fire Marshall as approved. You must check with Building Inspector and Fire Marshall.