

**ORDINANCE NO. \_\_\_\_\_**  
**CITY OF MANASSAS PARK**

Motion: \_\_\_\_\_ Second: \_\_\_\_\_

Date: April 3, 2012

AN ORDINANCE TO AMEND ARTICLE VI, SUPPLEMENTARY REGULATIONS, OF  
CHAPTER 31, ZONING, OF THE CODE OF THE CITY OF MANASSAS PARK, VIRGINIA,  
TO ADD A NEW SECTION 31-33.3 TO PROVIDE FOR THE REGULATATION OF SELF-  
STORAGE CENTERS

BE IT ORDAINED by the Governing Body of the City of Manassas Park, Virginia, that:

1. Article VI, Supplementary Regulations, of Chapter 31, Zoning, of the Code of the City of Manassas Park, Virginia, is hereby amended by adding a new Section 31-33.3, to read as follows:

**“Sec. 31-33.3. General regulations for self-storage centers.**

Where permitted in a particular zoning district, a self-storage center shall meet the following standards:

- (a) Only dead-storage activities shall be permitted. For the purpose of this section, “dead-storage” means the keeping of goods not in use and not associated with any office, retail, or other business activity conducted on-site. Conducting an office, retail, or other business use from a storage unit shall be prohibited.
- (b) One office facility for the self-storage business and one dwelling unit for a resident manager shall be permitted on-site in appropriately designed structures. If included, such dwelling unit must be an integral part of the self-storage center, and shall not be freestanding.
- (c) All storage shall be inside a building. Vehicle parking shall be for tenants and employees only, while they are on-site. With the exception of a single motor vehicle for use by the resident manager, if any, motor vehicles shall not be parked overnight on-site.
- (d) When facing streets, buildings shall be constructed to include significant brick facades of similar materials and design. The height of any individual storage unit, form floor to ceiling, shall not exceed ten feet (10’). Landscaping shall be provided in all yards facing public roadways in accordance with the standards set forth in section 31-33. On-site lighting shall be at roof level or below.
- (e) The maximum size for any individual storage unit shall be four hundred (400) square feet of floor area. No loading docks or motorized materials handling equipment shall be permitted.

- (f) Storage of gasoline and similar petroleum products, radioactive materials, explosives, and flammable or hazardous chemicals shall be prohibited. The operator of the self-storage center shall include a provision to this effect in each lease used to rent a storage unit and shall post notices to such effect at places likely to be seen by tenants.
  - (g) The minimum lot size for a self-storage center shall be one (1) acre.
  - (h) The standards in subsections (b) and (e) above may be modified or waived by the Governing Body as part of the approval of a conditional use permit, such modification or waiver to be included therein.”
  - (i) Storage of recreation vehicles and boats will be allowed as an accessory use in the I-1 Industrial zoning district, provided that (i) no more than twenty percent (20%) of the site’s acreage is used for such storage, (ii) no such storage shall be permitted within storage units, (iii) such storage does block fire lanes or impede the flow of traffic into or on the site, and (iv) boats must be stored on a properly functioning trailer approved for use on the public highways of the Commonwealth of Virginia.
    - (1) Notwithstanding the restrictions in subsection (f) above, gasoline and similar petroleum products may be stored within a recreation vehicle or boat if fully and properly contained within the vehicle’s or boat’s combustion engine.
    - (2) For purposes of this section, a recreation vehicle is defined as a vehicle that is (i) built on a single chassis, (ii) four hundred (400) square feet or less when measured at the largest horizontal projections (e.g., set-up mode), (iii) self-propelled or permanently towable by a light duty truck, and (iv) designed primarily not to be used as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.
2. All sections of the Code of the City of Manassas Park, Virginia that are inconsistent with and/or in conflict with this Ordinance are hereby repealed.
  3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.
  4. This Ordinance shall be effective upon its adoption.