

Local Law No. 7 of 2019
Amendments to Town Code Chapter 280
(Self-Storage Facility, Conservation Subdivision, Family Apartment)

Be it enacted by the Town Board of the Town of Guilderland that Chapter 280 (Zoning) of the Town Code is amended as follows:

Section 1. The following additions *italicized* and deletions ~~stricken~~ are made:

§280-5 Definitions.

SELF-STORAGE FACILITY

A facility with individual compartmentalized units, stalls, or lockers that are rented as storage space for nonhazardous goods, business or household effects and other items of personal property. See §280-40, Supplemental regulations.

~~INDOOR-SELF-STORAGE FACILITY, INDOOR~~

A fully enclosed building with individual *compartmentalized* units, stalls, or lockers that are accessible ~~priority~~ *primarily* from within the building and rented as storage space for nonhazardous goods, business or household effects and other items of personal property. *See §280-40, Supplemental regulations.*

§280-35 Residential cluster/conservation subdivision and open space/parkland.

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C. Conditions.

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(2) Open space/parkland.

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- (b) Conveyance. Nothing contained in this subsection shall prohibit open area created pursuant to this section to be conveyed to the Town for recreational use upon acceptance of the Town Board, or from being conveyed to a recognized conservation organization, ~~or~~ other entity (e.g., school district, Pine Bush Commission, *or private person upon approval of the Town Board*). In general, lands to be conveyed should adjoin an existing Town, state or county park or be

suitable as a Town park or recreation area. *The open space shall be conveyed by Warranty Deed with Lien Covenants, and title insurance in favor of the grantee, with the applicant paying all filing fees imposed by the Albany County Clerk prior to the issuance of a building permit.*

§280-40 Supplemental Regulations.

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F. Family apartment. A family apartment shall comply with the following additional requirements:

- (1) The family apartment shall be attached to the principal dwelling unit which is owner-occupied; *except in the A, RA3, and RA5 Districts, in which the family apartment may be located in a major accessory structure.*, ~~and The.~~ The family apartment shall be occupied by a person or persons related to the owner by blood, adoption or marriage.

R. Self-Storage facility. A self-storage facility shall comply with the following additional requirements:

- (1) *The facility shall not exceed one story or 20 feet in height.*
- (2) *The design of the facility should reflect traditional elements of the area's character.*
- (3) *The facility should have a roof shape similar in proportion, form and character to the majority of the existing structures having frontage on the same corridor.*
- (4) *The façade and sides of facility visible from the street should incorporate architectural and design features comparable to nearby existing structures.*
- (5) *Building design shall conform to §280-39C, Building design standards.*
- (6) *No unit, stall or locker shall be used or occupied as a place of manufacturing, retail or wholesale selling, office or other business services, or human habitation.*
- (7) *No separate, dedicated utility connections such as electricity, water, telephone cable TV, or gas, shall be provided in the individual units, stalls or lockers.*

- (8) *No outside storage shall be permitted, except in the Industrial (I) District and Industrial Park (IP) District with appropriate screening.*
- (9) *A rental office may be included with accessory sales such as storage boxes, package shipping/drop-off services and other accessory uses as may be permitted by the reviewing board.*
- (10) *Signage shall be placed inside the rental office or loading area stating that no hazardous, flammable or explosive materials use or storage is permitted.*

S. ~~Indoor-s~~Self-storage facility, Indoor.

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- (e) *Setbacks. Any principal building shall be located a minimum of 100 feet from a single-family residence lot.*

§280-19 Business Non-Retail Professional (BNRP) District.

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- D. Special uses. The following uses and their accessory uses are authorized by special use permit under §280-52:

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- (13) *Residential care facility, independent-living, see §280-40, Supplemental regulations.*

§280-20 Local Business (LB) District.

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- D. Special uses. The following uses and their accessory uses are authorized by special use permit under §280-52:

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- (10) ~~Indoor-s~~Self-storage facility, Indoor, see 280-40, Supplemental regulations

...

(20) *Self-storage facility, see §280-40, Supplemental regulations*

§280-22 Industrial (I) District.

...

C. Site plan uses. The following uses and their accessory uses are authorized by site plan use under §280-53:

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(2). ~~Indoor~~ Self-storage facility, *Indoor, see 280-40, Supplemental regulations.*

...

(6) *Self-storage facility, see §280-40, Supplemental regulations*

§280-23 Industrial Park (IP) District.

...

C. Site plan uses. The following uses and their accessory uses are authorized by site plan use under §280-53:

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(4). *Self-storage facility, Indoor, see 280-40, Supplemental regulations.*

...

(9) *Self-storage facility, see §280-40, Supplemental regulations*

SECTION 2. SEQRA Determination.

The Town Board declares that this Local Law's amendments to Chapter 280 is an Unlisted Action under the State Environmental Quality Review Act and determines that it will not have a significant impact upon the environment and that a negative declaration should issue.

SECTION 3. Inconsistency.

Any local law, ordinance, resolution or portions thereof of the Town of Guilderland not consistent with this Local Law in whole or in part shall be repealed.

SECTION 4. Severability.

If any provision of this Local Law or the application thereof shall be adjudged invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Local Law shall not be affected thereby.

SECTION 5. Effective Date.

This Local Law shall become effective upon filing with the Secretary of State.