

Staff Report Exhibit A
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LDR Sec. 6.2.1. Table 6.2-1 Use Regulations Schedule

Table 6.2-1: Use Regulation Schedule													P = Permitted Use C = Conditional Use S = Special Use Blank = Prohibited Use												
USE TYPES	See Supp Regs	ZONING DISTRICTS																						FLEX	
		RS	RM	RH	CC	CF	PUD				EOZD						MUPD				MCPD				
							Res Pod	Comm Pod	Community Facilities	Open Space/ Rec Pod	Res (ER)	Res Pod within a PD	Comm Pod within a PD	ECR	LROZD	RROZD	Res Pod	Comm Pod	Community Facilities	Open Space/ Rec Pod	Medical Pod	Office Comm Pod	Open Space/ Rec Pod		
Residential Uses																									
Congregate Living Facility 1	6.2.2.A.1	P	P	P			P				P	P			P	P	P								
Congregate Living Facility 2			C	C			C										C	C							
Congregate Living Facility 3							C	C									C	C	C		C	C			
Multi-Family	6.2.2.A.2		P	P			P										P				C	C			
Security/Caretakers Quarters	6.2.2.A.3				S	S		S	S		S	S	S	S	S	S		S	S		S	S		S	
Single Family	6.2.2.A.4	P	P	P			P				P	P			P	P	P								
Vacation Rentals	6.2.2.A.5	P	P	P			P				P	P			P	P	P								
General Services and Entertainment																									
Adult Entertainment	6.2.2.B.1																								P
Bed and Breakfast	6.2.2.B.2	C					C				C	C			C	C	C								
Car Wash and Auto Detailing	6.2.2.B.3				C			C										C							C
Catering	6.2.2.B.4				P			P					P	P				P							P
Day Care, Adult/Children	6.2.2.B.5				C			C	C									C	C		C	C			C
Day Care, Family	6.2.2.B.6	P	P	P			P				P	P			P	P	P								
Entertainment, Indoor					P			P										P							
Entertainment, Outdoor	6.2.2.B.7				C	C		C					C	C				C							
Entertainment, Outdoor (Temporary)	6.2.4.G	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	S	S	S
Financial Institution					P			P					P					P							
Fitness Center	6.2.2.B.8				P			P					P					P				P			P
Funeral Home	6.2.2.B.9				C			C														P			
Gun Club/Gun Range	6.2.2.B.10																								C
Hotel/Motel	6.2.2.B.11				C			C										C				C			
Home Occupation	6.2.2.B.12	P	P	P			P				P	P			P	P	P				P				
Kennel	6.2.2.B.13				C			C			C				P	P									P
Lounge	6.2.2.B.14				P			P					P					P							
Nightclub	6.2.2.B.15				C			C					C					C							
Personal Service					P			P					P	P				P			P				P
Restaurant	6.2.2.B.16				P			P	P				P	P				P				P			
Vehicle Brokering	6.2.2.B.17				P			P																	P
Veterinary Clinic	6.2.2.B.18				P			P			P		P	P	C	C		P							P
Office/Medical																									
Hospital	6.2.2.C.1																				P				
Medical/Dental Office	6.2.2.C.2				P			P										P			P	P			
Nursing/Convalescent Facility	6.2.2.C.3																C	C			C				
Professional/General Office	6.2.2.C.4				P			P					P	P				P				P			
Retail and Trade																									
Gasoline Sales	6.2.2.D.1				C			C										C							
Mobile Vendor	6.2.2.D.2				S			S					S	S											S
Pharmacy	6.2.2.D.3				P			P										P			P	P			
Retail					P			P										P							
Temporary/Seasonal Sales	6.2.4.E				S	S		S	S									S	S						S
Vehicular Sales and Rental	6.2.2.D.4				C			C										C							C

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							PUD				EOZD						MUPD				MCPD				
							Res Pod	Comm Pod	Community Facilities	Open Space/ Rec Pod	Res (ER)	Res Pod within a PD	Comm Pod within a PD	ECR	LROZD	RROZD	Res Pod	Comm Pod	Community Facilities	Open Space/ Rec Pod	Medical Pod	Office Comm Pod	Open Space/ Rec Pod		
Industrial/Manufacturing/Distribution																									
Automotive Paint/Body Shop	6.2.2.E.1																							P	
Contractors Storage Yard	6.2.2.E.2																							P	
Craftsman/Contractor Services	6.2.2.E.3																							P	
Flex Space	6.2.2.E.4																							P	
Manufacturing/Fabrication																								P	
Medical/Dental Laboratory																								P	
Microbrewery					P			P										P						P	
Packing, Distribution and Processing	6.2.2.E.5																							P	
Recycling Plant	6.2.2.E.6					C																		P	
Repair and Maintenance, Large	6.2.2.E.7																							P	
Repair and Maintenance, Small	6.2.2.E.8				P			P										P						P	
Research and Development																					P	P		P	
Self storage, Indoor and/or Outdoor	6.2.2.E.9				C													C						P	
Towing Service and Storage	6.2.2.E.10																							P	
Warehouse	6.2.2.E.11																							P	
Civic/Institutional/Recreational/Assembly																									
Arena/Auditorium/Stadium	6.2.2.F.1					C			C											C					
Assembly	6.2.2.F.2				P	P		P	P	P			P	P	P			P	P	P	P	P	P	P	
College or University					C	C		C	C									C	C			C			
Community Garden					P	P			P									P	P						
Golf Course	6.2.2.F.3					C				C															
Government Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational Vehicle Park	6.2.2.F.4												C	C											
School, Secondary or Primary	6.2.2.F.5				C	C		C	C				C					C	C						
Trade School					P			P										P				P		P	
Wildlife Sanctuary	6.2.2.F.6										C														
Transportation/Communications/Infrastructure																									
Landing Strip	6.2.2.G.1						C				C	C			C										
Electric Transmission Facilites						P			P															P	
Helipad	6.2.2.G.2					P			P		C		C	C							P				
Utilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communication Facilities/Towers	6.2.2.G.3				C	C		C	C	C	C		C	C				C	C	C		C	C	C	
Equestrian/Agricultural																									
Agricultural Retail/Service	6.8.9.A												P	P										P	
Aviculture	6.8.9.B														P	P									
Barn/Stable	6.8.9.C										P	P	P	P	P	P									
Bona Fide Agriculture	6.8.9.D					P					P	P	P	P	P	P									
Equestrian Arena, Private											P	P	P	P	P	P									
Equestrian Instruction											P	P	P	P	P	P									
Equestrian Services	6.8.6												P	P											
Equestrian Uses, Seasonal	6.8.9.H										S	S	S	S	S	S									
Livestock Raising	6.8.9.K										P	P	P	P	P	P									
Major Equestrian Venue	6.8.9.L												C	C											
Minor Equestrian Venue	6.8.9.M										C		C	C											
Nursery, Wholesale or Retail	6.8.9.N										C		C		C	C									

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Other																									
Accessory Dwelling	6.2.3.A	P	P	P			P				P	P			P	P	P								
Accessory Structure		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Grooms Quarters	6.2.3.F										P	P	P		P	P									

*Uses, Densities and Intensities are determined by the underlying land use designation

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LDR Sec. 6.2.2.E.9. Self-Storage, Indoor and/or Outdoor:

- a. Self-service storage facilities shall be limited to the rental of storage bays and the pickup and deposit of goods or property in storage.
- b. Truck and trailer rental used for moving limited to a maximum of five (5) vehicles per lot shall be permitted subject to site plan approval. Truck and trailer rental shall not be permitted in conjunction with self-storage within an MUPD.
- c. A maximum of 1,000 square feet of the rental office may be devoted to the rental and sale of retail items used for moving and storage including but not limited to: hand trucks, cartons, tape, and packing materials.
- d. Use of storage bays shall be limited to the storage of personal goods only. The use of storage bays to conduct any commercial or industrial activity is prohibited.
- e. Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address to obtain an occupational license or other governmental permit or license to do business nor as a legal address for residential purposes. Violation of this subsection shall cause revocation of any license or permit obtained to conduct such activity.
- f. The minimum lot size for a self-service storage facility shall be two (2) acres.
- g. A security or caretaker quarters use may be established on the site of a self-storage facility pursuant to this section.
- h. Except as provided in this section, all property stored in the area devoted to a self-service storage facility use shall be entirely within enclosed buildings. Outdoor storage, including open or dry areas/units shall be prohibited with an MUPD. Open or dry storage of recreational vehicles of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met.
 - i. The storage shall occur only within a designated area. The designated area shall be clearly delineated on the site plan.
 - ii. The storage area shall not exceed 25% of the lot area unless approved by the Wellington Council. In no case shall the storage area exceed 50% of the lot area.
 - iii. The storage area shall be entirely screened from view from adjacent residential areas and public roads by a building or by installation of a six (6)-foot high wall meeting the requirements of Article 7.
 - iv. Storage shall not occur within the area set aside for minimum building setbacks or within the required parking area for the indoor self-storage use.

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- v. Pleasure boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.
- vi. No vehicle maintenance, washing, or repairs shall be permitted in a self-storage facility.
- i. Outdoor lighting shall be the minimum necessary to discourage vandalism and theft. If a facility abuts a residential district or property, outdoor lighting fixtures shall be no more than 15 feet in height and properly shielded to prevent light overflow onto the residential property.
- j. No exterior loudspeakers or paging equipment shall be permitted on the site.
- k. Storage bay doors, including overhead doors and loading area, shall not face any abutting property located in a residential district/pod, nor shall they be visible from any public road within 300 feet of the bay doors.
- l. The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. The colors selected shall be on the color chart approved by the Architectural Review Board.
- m. In addition to the general standards above, multi-access self-service storage facilities shall comply with the following regulations:
 - i. Separation between buildings within the facility shall comply with the circulation standards in this subsection or be a minimum of 10 feet.
 - ii. The maximum size of a storage bay shall be 450 square feet.
 - iii. Interior parking shall be provided in the form of aisle ways adjacent to the storage bays. These aisle ways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of these aisle ways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.
- n. In addition to the general standards above, limited-access self-storage facilities shall comply with the following regulations:
 - i. Each entry point used to access hallways leading to the storage bays shall accommodate a minimum of two (2) loading berths and related maneuvering area. The loading areas shall not interfere with the primary circulation system on site.
 - ii. Parking allocated to the storage bays shall be distributed among and conveniently located to the loading areas.

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- o. Portable storage units shall mean any portable, above-ground containers including but not limited to, non-licensed trailers and other containers used for temporary storage of personal property, merchandise or materials. Portable storage units are intended only to be used for short-term storage.
 - i. In residential zoning districts/pods, portable storage units shall be placed on either the driveway, approved parking areas, or within the buildable portion of the lot. In nonresidential zoning districts/pods, portable storage units shall only be allowed in conjunction with the issuance of a valid building permit and located so as not to create a hazard for either pedestrian or vehicular traffic. Portable storage units shall not be placed within any rights-of-way, on top of any easements, on any required parking areas or drive aisles, on landscape buffers, or any drainage areas.
 - ii. Portable storage units shall be allowed to be placed at a location for a period of no more than seven (7) calendar days if the unit is placed in the front or side corner of the property with a maximum of two (2) such placements per year for that property.
 - iii. In conjunction with a valid building permit, portable storage units may be located in the rear or side yards for the duration of a valid building permit, under the following conditions: the unit must meet setback requirements for accessory structures in the applicable zoning district, the unit is screened from view and the unit is properly secured via approved storm wind strips. When installed as part of a valid building permit, portable storage units shall be removed prior to the issuance of a certificate of occupancy.
 - iv. Portable storage units shall be secured at all times whenever loading or unloading is occurring. No hazardous materials shall be stored in these units at any time.
- p. In addition to the general standards above, self-storage facilities within an MUPD shall comply with the following regulations:
 - i. Shall not be located less than two (2) miles from another self-storage facility within a MUPD zoning district within Wellington's municipal limits (determined by a straight line from the nearest edge of each facility).
 - ii. Buildings shall have no exterior storage bay doors for individual storage bays/units. Internal storage bay doors shall not be visible from the exterior of the building. A maximum of two (2) overhead doors and loading area used to access internal hallways leading to the storage bays shall be allowed for each self-storage facility building. Additional overhead doors and loading area may be allowed for each self-storage facility building with more than 100 bays if requested and approved as part of the Conditional Use approval.

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- iii. Common area(s) shall be provided for the loading/ unloading into the building with access to the internal individual bays/units. The common loading/ unloading area(s) shall be enclosed within the building or be completely screened from view with structures and landscaping. The common area(s) shall be in addition to any required parking spaces. Parking spaces allocated to the storage bays shall be distributed and conveniently located close to the entry point(s)
- iv. Additional landscaping shall be provided if the parking spaces provided for self-storage exceed the minimum parking spaces as required by Article 7. The additional landscaping (shade trees, shrubs and groundcover) required shall be per the area of excess parking spaces being provided. The applicant may contribution to the Wellington Tree Fund in-lieu of providing on-site additional landscaping. The amount of contribution shall be per a landscape architect certified cost estimate for the area of excess parking spaces.
- v. Business hours and access to bays by customers shall be limited to the hours between 6:00 a.m. and 9:00 p.m., except if different hours are requested and approved as part of the Conditional Use approval.
- vi. Building design shall incorporate four (4)-sided architecture and:
 - a. Shall have architectural treatments that includes: architectural features and patterns; vertical and horizontal breaks of the plane of the building; ornamental and structural architectural details; highly visible entryways; projections and recesses; changes in floor levels; canopies or porticos, integrated with the building massing style; and overhangs proportional in size to the mass of the building.
 - b. Facades shall be designed to integrate with surrounding buildings and incorporate design elements to reduce the mass/scale of the self-storage building. Buildings three (3)-stories (35 feet in height) or more shall be architecturally designed to appear as two (2)-stories if adjacent to residential up to two (2)-stories.
 - c. Special paving, including stamped asphalt, shall be utilized for pedestrian crosswalks, and may be used for other areas as required during site plan approval.
- vii. Self-storages within a MUPD may exceed the 0.40 FAR for Commercial land use designation, with a maximum reinvestment bonus up to 0.50 FAR, based on the following community benefits and associated bonus FAR. However, the overall FAR may not exceed 0.50.

<u>Community Benefit</u>	<u>FAR Bonus</u>
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<u>Provide one (1) public electric vehicle charging station on-site per 0.01 FAR up to the FAR bonus for this community benefit.</u>	<u>0.04 FAR</u>
<u>Provide/Improve a minimum of three (3) on or off-site amenities (above any required minimums) such as public outdoor recreation areas, public gathering spaces, green roofs, focal points such as public art or structures, public bus shelters/stops, and/or pedestrian streetscape enhancements (including additional landscaping seating areas with trash bins, wider sidewalks, pedestrian friendly light fixtures, etc., to improve the pedestrian experience in the area) along projects public frontage. The applicant may pay a contribution to Wellington in-lieu of providing on or off-site amenities. The monetary contribution shall be used for the beautification/improvement of public areas. The amount of contribution shall be per an engineer/architect certified cost estimate for a minimum of three (3) of the amenities for each 100,000 square feet of proposed self-storage as approved by Wellington.</u>	<u>0.04 FAR</u>
<u>Exceed landscape standards by 30% from the requirements of Article 7 and planned development sections of the LDR. Landscape enhancements shall include decorative/ornate landscape materials and additional quantity and size above what is required. The applicant may contribute to the Wellington Tree Fund in-lieu of providing these additional landscape enhancements on-site. The amount of contribution shall be per a landscape architect certified cost estimate for the 30% of additional landscape enhancements.</u>	<u>0.03 FAR</u>
<u>Unique community benefit as proposed by the applicant and approved by the Village Council. Village Council shall approve the FAR for this benefit per the applicant's proposal, up to FAR bonus for this community benefit.</u>	<u>0.04 FAR</u>

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LDR Sec. 7.5.1. Table 7.5-1 Minimum Off-Street Parking Standards

Use	Parking Standard
Residential	
Bed and Breakfast	Two (2) spaces for the establishment, plus one (1) space for each bedroom for rent.
Congregate Living Facility, Types 1, 2A, 2B and 3	<p>Types 1, 2A and 3 shall provide one (1) space per unit or two (2) beds whichever is greater and one (1) space per peak shift employee or one (1) space per 200 NSF of office, whichever is greater.</p> <p>Type 2B shall provide one (1) space per peak shift employee plus one (1) space per seven (7) residents for guests and shall prohibit resident parking.</p> <p>Types 2A, 2B and 3 shall provide drop off space within 50 feet of the primary building entrance.</p>
Single-family and Multi-family Dwelling Units	<p>Two (2) spaces per unit and units with four (4) or more bedrooms require one (1) additional parking space per bedroom.</p> <p>Multi-family shall provide 0.25 guest parking spaces per unit for all dwelling units.</p> <p>Independent living shall provide 0.25 guest parking spaces per unit for all dwelling units.</p>
Commercial, Institutional, Recreational (Outdoor) and Events	
Arena, Auditorium, Entertainment, Theater, Public Assembly or Stadium	One (1) space per 200 NSF of use area or one (1) space per three (3) seats, whichever is greater; plus one (1) space per employee (Accessory uses shall be calculated separately).
Assembly, Church or Place of Worship	One (1) space per three (3) seats (schools and gyms calculated separately)
Athletic Field	One (1) space per four (4) seats or 30 spaces per field, whichever is greater.
Bowling Alley	Two (2) spaces per lane, plus one (1) space per 200 GSF of non-bowling area.
Clubhouse	One (1) space per 500 GSF of air conditioned use.
College or University, Vocational School	<p>One (1) space per two (2) students (maximum enrollment);</p> <p>One (1) space per four (4) seats in gymnasiums and auditoriums; and</p> <p>One (1) space per 300 NSF of administrative and educational office space.</p>
Community Swimming Pool	One (1) space per 100 GSF of pool area.
Craftsman	Parking spaces shall be determined by using the Flex Space standard for the production area, and the Retail standard for the remaining area.
Day Care Center	
* capacity 5 to 99	*One (1) space per five (5) persons; plus one (1) drop off space per 20 persons.
**capacity 100 or more	**One (1) space per 10 persons; plus one (1) drop off space per 10 persons.
Events or Special Use Events	One (1) space per four (4) seats or one (1) space per three (3) attendees and/or spectators, whichever is greater.

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Use	Parking Standard
	Events proposed for the Equestrian Preserve Area to include parking for golf carts or oversized vehicles shall require specific parking plans and standards for the vehicles as part of the Special Permit, Equestrian Permit, Seasonal Permit or Conditional Use, whichever applies.
Golf Course	Four (4) spaces per hole; plus one (1) space per 200 GSF of clubhouse.
Government Services	One (1) space per three (3) seats of public assembly room or one (1) space per 500 GSF, whichever is greater.
Hospital	1.5 spaces per two (2) beds, plus one (1) space per 1,000 GSF.
Hotel	1.25 spaces per guest room; (convention areas, restaurants, etc. totaling over 1,500 NSF shall be calculated separately); plus 1 space per employee.
Instructional Services	One (1) space per 200 NSF of class room area, plus one (1) space per employee/instructor or one (1) space per 200 NSF of building area, whichever is greater.
Medical Office	One (1) space per 200 NSF.
Microbrewery	One (1) space per 1,000 NSF of storage of finished product or raw material, plus one (1) space per 100 NSF of retail/tasting room, plus one (one) space per 600 NSF of all other areas including production.
Nursing or Convalescent Facility	One (1) space per four (4) beds, plus one (1) space per 200 NSF of office.
Office (general) or Retail	One (1) space per 250 NSF.
Repair and Maintenance	One (1) space per 200 NSF, plus two (2) spaces per repair bay.
Restaurant or Lounge	One (1) space per three (3) seats including outdoor seating.
Retail Nursery	One (1) space per 500 NSF of indoor or covered retail or office areas, plus one (1) space per four (4) acres up to 20 acres. For nurseries greater than 20 acres, one (1) space per five (5) acres shall be provided.
School, Elementary	One (1) space per classroom, plus one (1) space per 200 NSF of building not accounted for in class or hall areas.
School, Secondary	0.25 per student, plus one (1) per 200 NSF of building not accounted for in class or hall areas.
Tennis Courts	1.5 spaces per court.
Agricultural	
Stable	Four (4) or fewer stalls: No required parking 5 – 100 stalls: One (1) space per three (3) stalls 101+ stalls: One (1) space per two (2) stalls
Wholesale Nursery	One (1) space per 500 NSF of indoor or office area plus one (1) space per four (4) acres.
Industrial	
Contractor's Storage Yard	One (1) space per 500 GSF, plus one (1) space per 5,000 GSF of outdoor storage.

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Use	Parking Standard
Flex Space / Warehouse	One (1) space per 1,000 NSF, plus one (1) space per 200 NSF of office or sales area.
Manufacturing and Processing	Two (2) spaces per 1,000 NSF of the first 10,000 NSF; plus one (1) space per 1,000 NSF over 10,000 square feet.
Self-service Storage	One (1) space per 200 NSF of indoor storage and office space with <u>75 storage bays, plus one (1) space per peak shift employee, plus</u> a minimum of five (5) customer spaces.

Notes:

1. For the purposes of this table, each 22 inches of bleacher or bench area shall be equivalent to one (1) seat.
2. NSF: Net square feet (excluding public corridors, elevators, stairwells, mechanical rooms, public bathrooms, custodial rooms and shaft spaces).
3. GSF: Gross square feet.