



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239
Tel: 860 779-5311 Fax: 860 779-5381

MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk
FROM: Ann-Marie Aubrey, Director of Planning and Development
DATE: August 24, 2021
SUBJECT: Zone TEXT Change Application #21-1264; Town of Killingly Zoning Regulations; Add Section 420.2.2. General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.

PMMA

In accordance with Connecticut General Statutes Section 8-3(a) the Killingly Planning and Zoning Commission notifies you that the Commission will review, discuss, and act upon **Zone TEXT Change Application #21-1264; Town of Killingly Zoning Regulations; Add Section 420.2.2. General Commercial Zone; Special Permitted Use; Self-Service Storage Facilities.**

A copy of the proposed Zoning (Text) Change is attached for your use.

A public hearing has been scheduled for: **MONDAY, SEPTEMBER 20, 2021 @ 7:00 PM**
Town Meeting Room
Second Floor, Killingly Town Hall
172 Main Street, Killingly, CT 06239

All interested parties are urged to attend and be heard. Written testimony will also be accepted up to and through the close of the public hearing. The application file is available for review at the Planning and Development offices at the above address during our regular business hours; Monday, Wednesday, Thursday 8:00 am to 5:00 pm; Tuesday 8:00 am to 6:00 pm and Friday 8:00 am to 12:00 pm (noontime).

Please note that word and/or editing changes, if any, to the proposed text may be suggested for and made to the text up to the close of the hearing, and there will be no further advertisement of those word and/or editing changes until the decision of the Planning Zoning Commission is published.

Please post this notice for public notification a minimum of 10 days before the scheduled public hearing, excluding the day of posting and the day of the hearing. Please do not remove this posting until after the public hearing on MONDAY, SEPTEMBER 20, 2021. Thank you.

Any inquiries or questions can be directed to the Planning and Development Office at 860-779-5311; voicemail is available after our normal business hours.

Visit us at: www.Killinglyct.gov

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Proposed Special Permit Use

Add Section 420.2.2 General Commercial Zone (Special Permit Use)

Self-Service Storage Facilities:

1. Definitions (NOTE: Definitions will also be added to Section 310 of the Regulations)

a. **Self-Service Storage Facility:** A building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses. Leased to individuals, organizations, or businesses; surrounded by security fencing with controlled access to both the area and individual units.

b. **Recreational Vehicles:** For the purposes of this regulation only; a vehicle used primarily for recreational pleasure and all vehicles must have current registrations. Examples motor homes, travel trailers, camping trailers, truck trailers, boats, snow mobiles, motorcycles. Recreational Vehicle does not include manufactured homes.

2. Conditions:

- a. The facility itself must have security fencing and controlled access.
- b. A logbook of all renters shall be kept onsite and available for inspection.
- c. Outdoor storage of motorized and recreational vehicles may be provided; however, that area must be surrounded by its own security fence, have controlled access, and must be screened from abutting uses. Vehicles must be in good condition and free of leaking fluids.
- d. The facility owner or operator may conduct periodic auctions or sales to dispose of any unclaimed storage unit(s) contents, not to exceed six (6) times per year.
- e. A copy of all State of Connecticut Licensing must be submitted to Planning & Development Office. All originals of said licensing must be displayed in the office at the location of the facility.
- f. Accessory uses such as the rental office or the rental of trucks, trailers or moving equipment (hand trucks, jacks, and lifts, etc.), the installation of trailer hitches, or the sale of boxes or packing materials are permitted only if they are otherwise permitted in the zone in which the facility is located and meet all use and zoning regulations of the zone.
- g. Electrical service to storage units shall be for lighting and climate control only
- h. No plumbing facilities or floor drains shall be allowed inside the storage units.
- i. All goods and property stored in the self-storage facility shall be contained within the building interior except recreational vehicles, as defined above, may be parked in designated outdoor storage areas which are screened from view from adjacent streets and property by walls, fences, or landscaping. Outdoor storage areas shall not exceed fifteen percent (15%) of the total enclosed site area, shall be located to the rear or side of the buildings and shall not count toward meeting parking requirements. No outdoor storage of storage pods or shipping containers is permitted.

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- j. Truck loading docks shall not be located on the street facing side of the building or be located on the building side that abuts residential property without adequate buffer and screening.
- k. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall and with a landscaped buffer area at least twenty-five (25) feet wide. Additional setback and the reorientation of the buildings may be required to ensure compatibility with surrounding properties.
- l. All outdoor lighting shall be dark sky compliant.

3. Prohibited Uses (Individual Storage Units):

- a. Any use that is noxious or offensive because of odors, dust, noise, chemicals, gas, fumes, or vibrations.
- b. Kenneling, storage, or sale, of animals or pets.
- c. Individual storage units shall not be used for: residential, office, retail, workshops, studios, rehearsal areas, manufacturing, fabrication, industrial or the processing of goods or services, or the repair of vehicles, engines, appliances, sales or auctions by private parties or any other similar activities.