

Amendment 845

AN ORDINANCE AMENDING THE WORCESTER ZONING ORDINANCE ADOPTED APRIL 2, 1991, RELATIVE TO SELF STORAGE FACILITIES

Be it ordained by the City Council of the City of Worcester as follows:

Section 1. The City of Worcester Zoning Ordinance is hereby amended by modifying Article I, Section 2, – Definitions to add the following new definition “SELF-STORAGE - A facility containing multiple, separate storage spaces or units available for rent or lease individually for the storage of personal property. Excludes storage spaces that are wholly accessory to on-site uses and not offered for rent or lease to off-site tenants.

Section 2. The City of Worcester Zoning Ordinance is hereby amended by modifying Article IV, Section 2, Table 4.1 – Business Use to delete the use category title for line 29 and replace in its entirety with “Wholesale business or storage conducted entirely within an enclosed structure, excluding self-storage (with noise, dust, fumes, gases and odors confined to the premises).”

Section 3. The City of Worcester Zoning Ordinance is hereby amended by modifying Article IV, Section 2, Table 4.1 – Business Use to add a new use category, “Self-storage” with the following use allowances:

39. Self-storage

RS 10	RS 7	RL 7	RG 5	BO 1	BO 2	BL 1	BG 2	BG 3	BG 4	BG 6	ML 0.5	ML 1.0	ML 2.0	MG 0.5	MG 1.0	MG 2.0	IP .33	IN S	IN H	A 1
N	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	SP	N	N	N	N	N	N	N

Section 4. The City of Worcester Zoning Ordinance is hereby amended by adding new Notes 17 and 18 to Article IV, Section 2, Notes to Table 4.1 as follows:

Note 17. In addition to the special permit review criteria in Article II, the SPGA shall approve a new or expanded self-storage facility only upon additionally finding that (1) demand for self-storage exists both locally in proximity to the proposed site as well as overall in the city as demonstrated by a current market assessment; (2) that conditions make the site poorly suited for other permitted uses; (3) that adequate access can be provided without adversely affecting neighboring uses or the public realm, and (4) that structures with architectural or historical integrity will be appropriately preserved or improved, and that no such structures have been demolished within the past five (5) years to prepare the site for redevelopment.

Note 18. Use allowances and restrictions specified by any overlay district, including but not limited to the Commercial Corridor Overlay District, Adaptive Reuse Overlay

District, and Water Protection Overlay District, shall take precedence over the designations in Table 4.1, as applicable.

Section 5. The City of Worcester Zoning Ordinance is hereby amended by modifying Article IV, Section 7, Table 4.4 – to add a new Business parking category, “Self-storage” with a requirement of one (1) space per 50 storage units.

Section 6. The City of Worcester Zoning Ordinance is hereby amended by modifying Article IX, Section 5(A) to append the following new provisions to the end of the section:

Where permitted, self-storage uses (1) may not occupy the ground floor of any building three or more stories in height, nor more than 50 percent of the ground floor of any building two stories or less in height; and (2) and may not comprise more than 50 percent of the gross square footage of buildings and enclosed spaces on the property.

In City Council

April 27, 2021

Passed to be Ordained by a yea and nay vote of Nine Yeas and Two Nays

A handwritten signature in black ink, appearing to read 'Nikolin Vangjeli', is written over a rectangular area of light green dotted paper.

A Copy. Attest:

Nikolin Vangjeli

City Clerk