Agenda Item: Text Change to Allow Limited Outdoor Storage in I-1 Zoning

TO: Matthews Board of Commissioners
DATE: April 11, 2022
FROM: Nadine Bennett, Senior Planner

Request/Summary

There are a number of properties in Matthews that are in violation of the UDO because of outdoor storage. This is an ongoing issue, and staff believes that allowing a limited amount of outdoor storage will increase business viability and, therefore, benefit the Matthews economy.

Proposal/Solution

Revise Chapter 5 of the UDO to allow a limited amount of outdoor storage in the I-1 zoning district. This change would allow 25% of the building footprint as outdoor storage space, up to a maximum of 10,000 square feet. This is similar to (but more limited than) Charlotte’s requirements.

155.506.24

A. Limited outdoor storage of goods and materials is permitted in the I-1 zoning district.

B. STANDARDS

1. Outdoor storage area may not exceed twenty-five percent (25%) of the total footprint of all buildings on the property, up to a maximum of 10,000 square feet.
2. Outdoor storage shall be located to the rear or side of the principal structure on the property and must be outside of required setbacks.
3. Outdoor storage shall be screened from the public right-of-way and from property used or zoned for residential purposes in accordance with Section 155.606.6.
4. Prior to using any portion of a property for outside storage, the business or property owner shall submit to the Town Planning Office a site plan showing the proposed location of the storage, all buildings on the property, and a screening plan detailing compliance with Section 155.606.6.

[In the Table of Uses, “Outside storage, except as otherwise listed” will have a “PC” under I1.]

The accompanying map shows the approximate amount of outdoor storage allowed on specific parcels currently zoned I-1, based on actual building size. A number of these properties hit the 10,000 square foot cap based on building square footage.

Recommended Action:

Hold the public hearing to consider the benefits/drawbacks of the proposed text.