

DRAFT ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AGOURA HILLS  
AMENDING ZONING ORDINANCE SECTIONS 9312.2.S.19.c, 9312.3 and 9654.6  
AND ADDING ZONING ORDINANCE SECTION 9396.1  
TO ALLOW SELF STORAGE USE IN THE BP-M-FC ZONE,  
NORTH OF THE 101 FREEWAY  
(CASE NO. 05-ZOA-002)

THE CITY COUNCIL OF THE CITY OF AGOURA HILLS HEREBY ORDAINS AS  
FOLLOWS:

Section 1. Section 9312.2.S.19.c of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

USE, SERVICE OR FACILITY	COMMERCIAL			BUSINESS PARK	
	CS	CRS	CR	BP-OR	BP-M
“Storage and warehouse uses					
c. Storage building, <del>mini</del> <u>self</u>			V		∨ <u>DD</u> ”

Section 2. Section 9312.3 of Part 2 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

“DD. Permitted in the BP-M-FC zone north of Canwood Street, east of Clareton Drive and west of Derry Avenue, subject to the issuance of a conditional use permit by the Planning Commission, pursuant to the provisions of chapter 3, standards for specific uses.”

Section 3. Section 9396.1 of Part 11 of Chapter 3 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby added to read:

“9396.1 Self storage uses

The purpose of the following standards is to establish minimum criteria for all self storage uses located in the city to ensure that the completed project will be compatible with existing or potential uses in the surrounding area and consistent with the goals, objectives and policies of the general plan.

- A. Caretaker/residential units are prohibited.
- B. A minimum of 20% of the total building area shall be designated for office and/or retail use as permitted for the zone.

- C. Outdoor storage, including outdoor storage of vehicles, boats and trailers, is prohibited.
- D. Indoor storage of vehicles, boats and trailers is allowed.
- E. Business storage use is allowed.
- F. The design of the facilities shall include full roof elements. All elevations shall be treated equally with architectural detail.
- G. A minimum twenty-five (25)-foot landscape buffer shall be provided adjacent to all public rights-of-way and residential properties. Berming shall be provided within this landscape buffer adjacent to public rights-of-way. No parking shall be allowed in this setback. The Planning Commission may increase the setback based upon the final design of the project. The site shall also be extensively screened with landscaping and garden walls on all sides of the property.
- H. All exterior lighting shall conform to the City's lighting standards and guidelines and Zoning Ordinance. Exterior lighting shall be down lit, shielded and directed away from surrounding properties and public rights-of-way with no direct light and glare being visible beyond the boundaries of the property."

Section 4. Section 9654.6 of Division 4 of Part 2 of Chapter 6 of Article IX (Zoning Ordinance) of the Agoura Hills Municipal Code is hereby amended to read:

*Industrial*

"Self-storage: 1 for each 75 storage units, plus the required spaces for each additional use on the site."

Section 5. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional by any court or competent jurisdiction, such invalidity or unconstitutionality shall not affect any other provision or applications, and to this end the provisions of this ordinance are declared to be severable. The City Council declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, part or portion thereof even if one or more sections, subsections, sentences, clauses, phrases, parts or portions thereof is declared invalid or unconstitutional.

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PASSED, APPROVED, and ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2006, by  
the following vote to wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Denis Weber, Mayor

ATTEST:

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Kimberly Rodrigues, City Clerk