

**ORDINANCE NO. 385**  
**ZONING AMENDMENT**

**An ordinance to amend the Bessemer Zoning Code to allow Self-Storage as a  
*Permitted Use with Conditions* in CE and C2 Districts**

Amend the following sections of the Zoning Ordinance:

Section 9.1-HH

Table 4.1 Warehousing and Wholesale Trade Establishments

Amend Section 9.1-HH as follows:

**HH Warehousing:** Mini-warehouses, and rental storage units as well as warehousing for businesses primarily engaged in selling merchandise to retailers permitted with conditions in the M-1 District must meet the following requirements:

1. Mini-warehousing storage sites shall be no less than one (1) acre, and all other warehousing shall be no less than two (2) acres unless there is outdoor storage of boats or other recreational vehicles in which case the minimum lot size shall be five (5) acres, accessible by a year-round public maintained road.
2. Drives, between buildings, shall be a minimum width of thirty-five (35) feet if one-way with parking allowed, or forty-five (45) feet if two-way. Where no parking is allowed, the building separation need be only twenty-five (25) feet. Traffic direction and parking shall be prominently indicated.
3. No retail, wholesale, fabrication, manufacturing or service activities shall be conducted in mini-warehousing storage units. Storage of goods shall be limited to personal property with no commercial distribution allowed.
4. All storage shall be within an enclosed building except for boats and vehicles which will be screened according to Section 5.6.
5. When adjoining a Residential District or use, adequate buffering, either by a wall, fence, berm or dense vegetation strip shall be erected and maintained per the requirements of Section 5.6. A twenty (20') foot landscaped strip shall be required adjacent to any public road.
6. Lighting shall be down-shining and shielded from adjacent properties and roadways per the requirements of Section 5.11.C.
7. Signage shall be as required by Section 5.7.
8. The outdoor storage of trash or rubbish shall be screened in accordance with Section 5.6.F.
9. No storage of hazardous substances, toxic, or explosive materials shall be permitted at the facility.

Amend Table 4.1 as follows:

<b>Table 4-1, Use Matrix-pg 9</b>							
<b>Industrial &amp; Warehousing Uses, continued</b>							
<b>Manufacturing Establishments</b>	<b>Districts</b>						
	<b>CE</b>	<b>R1</b>	<b>R2</b>	<b>C1</b>	<b>C2</b>	<b>M1</b>	<b>M2</b>
<b>Manufacturing and production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, manmade, raw, secondary, or partially completed materials may be used. Products may be finished or semifinished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.</b>							
Light: Creameries; bottling works; bakery goods; candy; food products; ice making; commercial greenhouses and nurseries; taxidermists; printing, publishing and engraving shops; automotive products; vehicle and machinery assembly; fabricated metal products; forming and molding plastic products; cosmetics; pharmaceuticals; toiletries; hardware and cutlery; tool, die, gauge and machine shops; processing of machine parts; musical instruments; toys; novelties; metal or rubber stamps; molded rubber products; monument and art stone production; industrial laundry operations; furniture and related wood products processing facility; assembly of electrical appliances, electronic instruments and devices; radios and phonographs.	--	--	--	--	P	P	P
Heavy: Wood products manufacture involving extensive use of glues and other chemicals, such as sheet boards and chip boards; drop forging; heavy stamping; punch pressing; heat treating, plating, hammering; or other similar activities; automobile, truck, farm or other large equipment assembly; manufacture of metallurgical products; and heavy machinery fabrication; dry bulk blending plant or handling of liquid nitrogen fertilizer and/or anhydrous ammonia.	--	--	--	--	--	--	P
<b>Warehousing and Wholesale Trade Establishments</b>	<b>Districts</b>						
	<b>CE</b>	<b>R1</b>	<b>R2</b>	<b>C1</b>	<b>C2</b>	<b>M1</b>	<b>M2</b>
<b>A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time to persons and businesses. Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. There is little on-site sales activity with the customer present. Accessory uses may include offices, truck fleet parking, fueling and maintenance.</b>							
Self-service storage facilities, also known as: mini-warehouses, and rental storage units.	C	--	--	--	C	C	P
Warehousing, storage or transfer buildings, excluding the storage of flammable liquids. Truck, rail or air freight terminals; bus barns; cold storage facilities; parcel services, fertilizer sales, seed sales; lumber companies selling at wholesale; stockpiling of sand, gravel or other aggregate materials.	--	--	--	--	--	P	P
Note: P = Use permitted by Right, C = Use permitted by right with conditions, S = Special Use.							

Ordained and Enacted into an Ordinance at a regular meeting of the City Council of the City of Bessemer this 26<sup>th</sup> day of June, 2023

First Reading: June 12<sup>th</sup>, 2023

Public Hearing: June 12<sup>th</sup>, 2023

Second Reading: June 26<sup>th</sup>, 2023

Published: July 6<sup>th</sup>, 2023

ATTEST:

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Kristie Peterson, City Clerk