

AN ORDINANCE AMENDING THE KITTY HAWK TOWN CODE

WHEREAS, the Town has found that mini-warehouse uses are an appropriate Special Use within the Planned Commercial Development; and

WHEREAS, the proposed amendment will allow for greater flexibility in development of the PCD overlay district; and

WHEREAS, the Town Council of Kitty Hawk has found this amendment to be consistent with the Town's adopted Future Land Use Plan.

BE IT ORDAINED by the Town Council of Kitty Hawk that Section 42-1, and 42-414 of the Kitty Hawk Town Code be amended as follows:

Sec. 42-1.- Definitions

*Mini-warehouse* means any storage facility within an enclosed building, containing multiple storage units or rooms, which are available to the general public for rental where the tenant or lessee has sole control over the property that is stored in such units or rooms

Division 4. – Planned Commercial Development

Sec. 42-414.- Permitted and special uses.

(b) *Specific special uses.*

(4) *Mini-warehouse.* In addition to general requirements, mini-warehouse storage facilities shall be subject to the following conditions:

a. All storage for mini-warehouse storage facilities shall be within a completely enclosed building. Keeping, storing, or parking of any type of motor vehicle or equipment outdoors is prohibited. A moving truck owned by the storage facility is allowed on site to be made available to tenants for move-in and move-out only.

b. A street level loading areas shall be permitted as part of the storage facility, pit loading docks are not permitted.

c. Storage of hazardous and flammable materials shall not be permitted.

d. Tenant identification signs and advertising signs are prohibited. All signs shall complement the exterior building design and construction. All building signage shall be consistent with Division 3 (Signs) of this chapter.

e. Mini-warehouse storage facilities shall be designed to emulate multi-family or office buildings.

f. Access to the building(s) shall be monitored by electronic security and/or facility staff at all times.

g. Mini-warehouse facilities shall not be used as a base of operations for any business/tenant utilizing storage space within the facility.

h. Building(s) shall consist of the following elements:


1. Buildings shall be oriented to the street, with a functional primary entrance on their façade.

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2. Provide façade treatments with the greatest amount of detail and refinement at the street. A variety of the following features shall be incorporated into each building façade design:
- i. Color and/or texture differences
  - ii. Recesses or projections, including roof eave overhangs
  - iii. Awnings
  - iv. Peaked or articulated roof forms
  - v. Raised corniced parapets
  - vi. Canopies or porticos over actual pedestrian entryways
3. Primary materials shall include, but are not limited to:
- i. Brick or brick masonry veneer.
  - ii. Stone.
  - iii. Integral colored textured concrete block.
  - iv. Metal panel siding.

This ordinance amending the Kitty Hawk Town Code shall take effect the 4th day of December, 2023. Passed and adopted at a regular meeting held by the Town Council of Kitty Hawk the 4th day of December, 2023, with a unanimous approval vote.

  
Mayor

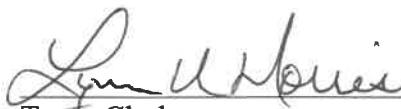
ATTEST:  
  
Town Clerk

APPROVED AS TO FORM:

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Town Attorney

The undersigned certifies that the foregoing official ordinance designated ORDINANCE AMENDMENT OF THE TOWN CODE OF KITTY HAWK, NORTH CAROLINA was filed in the Kitty Hawk Ordinance Book on the 23<sup>rd</sup> day of December, 2023, at 2 o'clock

p.m.

  
Town Clerk