



TOWN OF MILFORD, NH  
OFFICE OF COMMUNITY DEVELOPMENT

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## **STAFF MEMORANDUM**

**Date:** April 3, 2018  
**To:** Milford Planning Board  
**From:** Lincoln Daley, Community Development Director  
**Discussion:** Section 10.02.4 Self-Service Storage Facilities

### **BACKGROUND:**

The Self-Service Facility ordinance was adopted by the Town in 1997. Pursuant to Section 10.02.4 Self-Service Storage Facilities, self-service storage facilities are only permitted by Special Exception for nine (9) properties on North River Road and all properties with frontage on Route 13 North and 13 South (see below). The permitted areas along the Route 13 corridor and North River Road properties fall within the Residential "R" and "A", Commercial, and Integrated Commercial/Industrial zoning districts.

The industry and types of self-storage options have evolved since the adoption of the ordinance. In recent years, the town and the region has seen an increase in the number of self-storage facilities and increasing pressure to locate outside of the Route 13 corridor requiring additional zoning relief. Demand within the region appears to be strong with low vacancy rates and a continued interest in creating more units and opportunities outside of the defined areas/parcels.

Currently, there are ten (10) self-storage facilities permitted by the Town with four (4) granted variances to locate outside of the permitted areas.

### **Current Self-Service Storage Facilities**

Map	Lot	Address	Owner
6	14	30 Wilton Road	West Milford Self Storage*
7	16	16 Old Wilton Road	Lisa & Thomas Conrad - Milford Mini Storage
7	20	96 Old Wilton Road	Perry Fields LLC*
8	48	75 North River Road	George Infanti - North River Road Storage
8	66	248 Mont Vernon Road	Currier's Self Storage
8	73	211 Mont Vernon Road	Sunshine Six, LLC
32	23-2	7 James Street	Birdland Properties, LLC
47	42-1	574 NH RTE 13S	A&D Self Storage, LLC.
48	9	454 NH RTE 13S	Bradcore Holdings - Lock It Up Security Self Storage
48	14	515 NH RTE 13S	Currier's Self Storage

**Milford Zoning Ordinance** (Proposed changes are shown in RED)

**Article IV: Definitions**

**Self-Service Storage Facilities:** A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time. (1997)

**Self-Storage Facility:** A building, group of buildings or other facility having compartments, rooms, spaces, containers or other type of units that are individually leased, rented, sold or otherwise contracted for, by customers solely for the storage of non-toxic, non-explosive personal or business goods or property, and where the facility owner/operator has limited access to the units. For purposes of this Ordinance, "self-storage facility" shall be considered synonymous with self-storage warehouse, self- service storage facility, mini-warehouse or mini-storage, and/or portable storage containers.

**Article X: Administrative Relief**

**10.02.4 SELF-SERVICE STORAGE FACILITIES (1997)**

A. In all cases involving self-service storage facilities in the residence "R" District, the following shall be minimum performance conditions of approval, in addition to any other conditions the Board of Adjustment may require:

1. The self-storage facility shall be located specifically on, and have frontage on, Rte. 13 North, Rte. 13 South, and/or the following parcels of land on North River Road: Map 8, lots 11, 11-1, 19, 48, 49, 50, 51, 53 and 53-5.
2. In order to screen facilities and insure their compatibility with surrounding land uses, there shall be a minimum fifteen (15) feet perimeter landscaped buffer along all sides of the parcel. This buffer shall be planted and maintained with evergreen trees, minimum six (6) feet in height, at intervals fifteen (15) feet on-center, alternately staggered along the length of the buffers. The type of evergreen tree shall be subject to the approval of the Planning Board.
3. If the Board of Adjustment determines that existing landscaping and/or topographic conditions already create an effective perimeter screen, the Board of Adjustment may waive all or a part of the evergreen tree screening requirement.
4. There shall be no outside storage.
5. The use shall require site plan approval by the Planning Board.
6. Each structure shall be set back at least fifty (50) feet from the front lot line

**10.02.4 SELF-SERVICE STORAGE FACILITIES (2019)**

A. Purpose & Intent: Self-Storage Facilities have characteristics in common with both commercial uses and industrial uses. This subsection provides regulations to appropriately site Self-Storage Facilities in the (Insert Zoning District) Districts while maintaining the desired character and function of those zones.

In general, Self-Storage Facilities generate low levels of vehicular and pedestrian activity and typically do not contribute to the vitality of a commercial area compared to other commercial uses. Historically self-storage facilities have visually resembled industrial facilities, but some trends in the industry have featured designs compatible with higher quality commercial development. If designed appropriately as stand-alone structures that emulate the exterior architecture of residential or multi-family residential or as components located within larger commercial/office developments, Self-Storage Facilities may be located without adversely impacting the intent of the (Insert Zoning District) Districts or surrounding neighborhoods, provided the criteria below are satisfied.

B. In all cases involving Self-Storage Facilities, the Board of Adjustment in addition to the criteria contained herein shall consider the following requirements:

- 1. Granting of the application would meet some public need or convenience;*
- 2. The property in question is reasonably suited for the use requested;*
- 3. There must be appropriate provision for access facilities adequate for the estimated traffic from public streets and sidewalks, so as to assure public safety and to avoid traffic congestion;*
- 4. Electrical service to storage units shall be for lighting and climate control only. No electrical outlets are permitted inside individual storage units. Lighting fixtures and switches shall be of a secure design that will not allow tapping the fixtures for other purposes;*
- 5. If the facility abuts residentially zoned property, the facility loading bays, docks or doors shall not be visible from the residential property or from public rights-of-way;*
- 6. There shall be no outside storage.*
- 7. In order to promote visual compatibility with commercial development allowed in commercial zones, Self-Storage Facility buildings shall incorporate appropriate landscaping/screening and architectural and design features common to commercial and/or multifamily development. (Examples of such architectural and design features include: massing; proportion; facade modulation; exterior building materials and detailing; varied roofline; pedestrian scale; etc.).*
- 8. The use shall require site plan approval by the Planning Board.*

**DISCUSSION:**

- 1) Regulatory approval - Special Exception or Conditional Use Permit in addition to Planning Board Site Plan approval.
- 2) Determine the appropriate zoning districts and/or areas/properties where self-storage facilities area could be permitted as-of-right (e.g. Industrial, ICI and ICI-2) or by way of Special Exception/Conditional Use Permit (e.g Commercial, Residential).
- 3) Defined and/or articulated visual mitigation / landscape design standards.

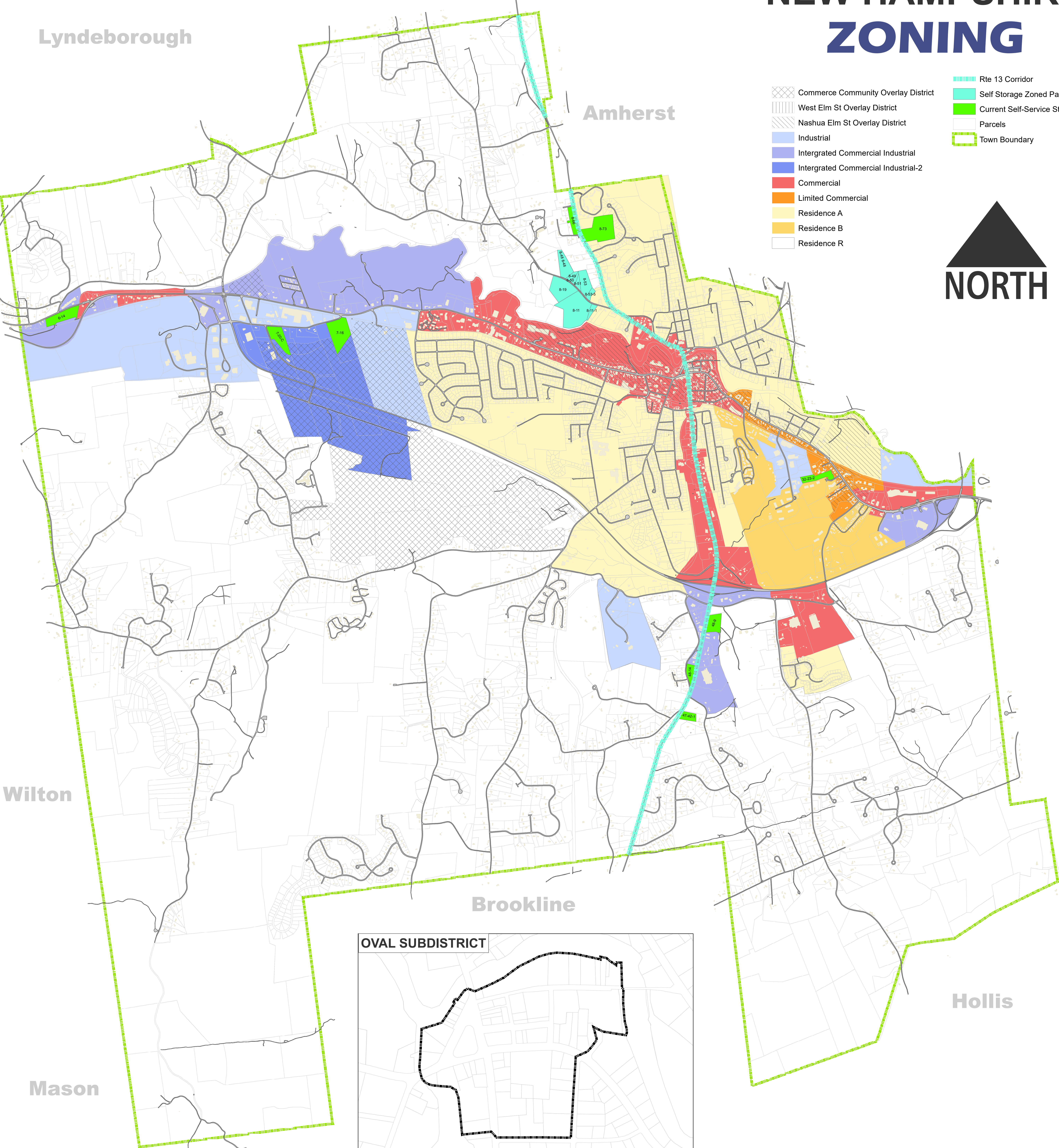


# TOWN OF MILFORD NEW HAMPSHIRE ZONING

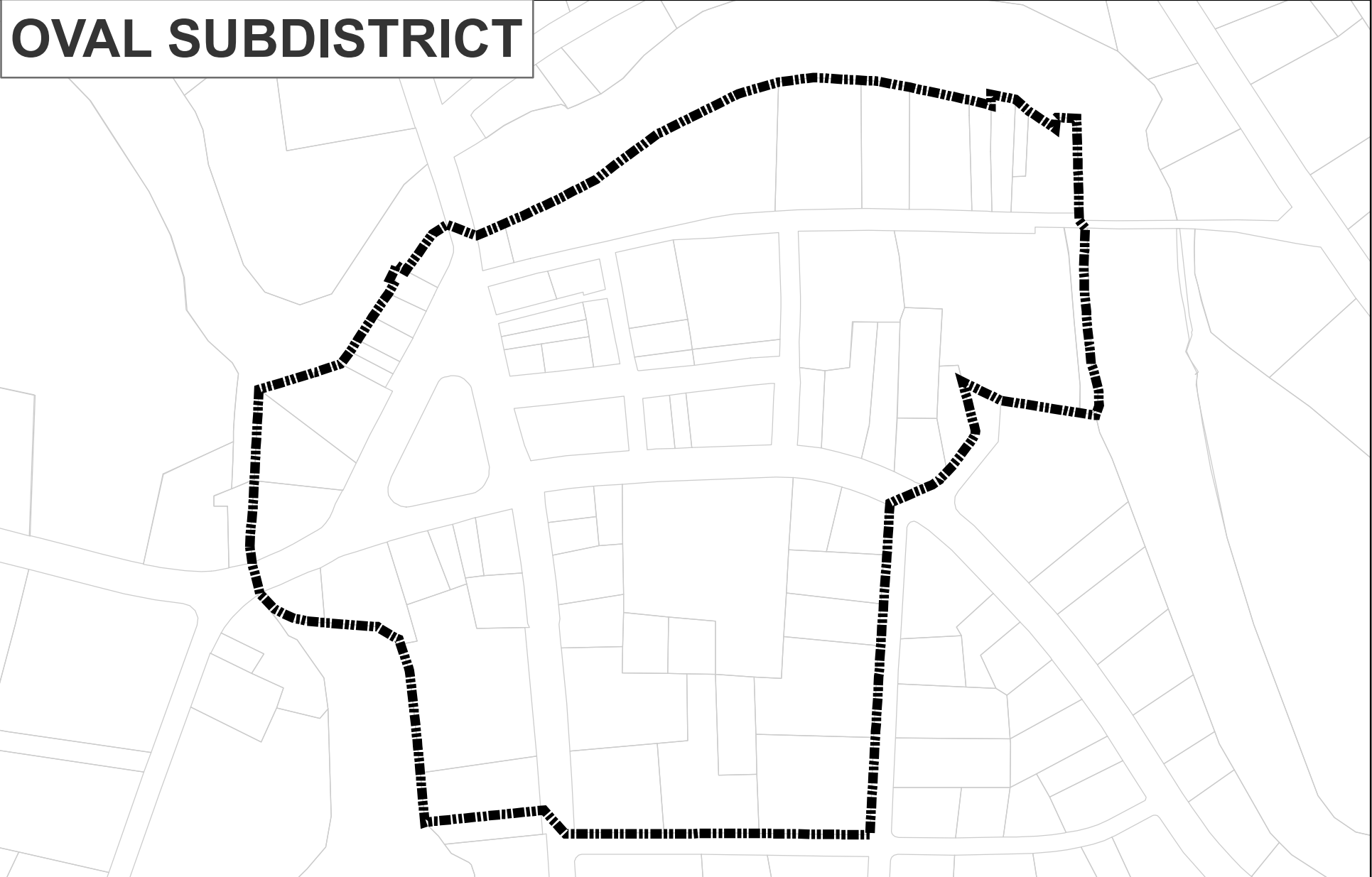
Mont Vernon

Lyndeborough

Amherst



- Commerce Community Overlay District
- West Elm St Overlay District
- Nashua Elm St Overlay District
- Industrial
- Intergrated Commercial Industrial
- Intergrated Commercial Industrial-2
- Commercial
- Limited Commercial
- Residence A
- Residence B
- Residence R
- Rte 13 Corridor
- Self Storage Zoned Parcels
- Current Self-Service Storage Facilities
- Parcels
- Town Boundary



Hollis

## Residence A

- Single-family dwellings and their accessory uses and structures
- Telecommunication facilities (2000)
- Farm roadside stands (2010)

## Residence B

- Single-family dwellings and their accessory uses and structures
- Two-family dwellings with their accessory uses and structures
- Multi-family dwellings with municipal sewer and water and their accessory uses and structures
- Telecommunication facilities (2000)
- Farm roadside stands (2010)

## Residence R

- One single-family dwelling and its accessory uses and structures, per lot
- Agriculture and Farming (2010)
- One single-family manufactured housing unit, per lot
- Harvesting of natural resources
- Telecommunication facilities (2000)
- Farm Roadside Stands (2010)

## Commercial

- Retail businesses
- Wholesale businesses
- Restaurants
- Filling stations (2011)
- Offices
- Banks and financial institutions
- Hospitals (2011)
- Schools
- Hotels (2011)
- Churches or Houses of Worship (2011)
- Bed & breakfast (1997)
- Newspaper and job printing
- Funeral homes
- Single-family dwellings and their accessory uses and structures, with their respective related conditions set forth in Residence "A" District
- Two-family and multi-family dwellings and their accessory uses and structures, with their respective related conditions set forth in Residence "B" District
- Home occupations in accordance with Section 10.02.3
- Recreational facility, not-for-profit (1997)
- Recreational facility, commercial (1997)
- Telecommunication facilities (2000)
- Motor vehicles sales facilities (2011)
- Farm roadside stands (2010)
- Farmer's market (2010)
- Day care facilities (2011)
- Motor vehicle repair facilities (2011)
- Health services facilities (2011)
- Hospice house (2011)
- Veterinary clinics (2011)
- Nursing home or facility (2011)
- Agriculture and farming (2011)
- Utility, public or private (2011)
- Dwelling, Mixed-use (2012)

## Limited Commercial

- Offices
- Health service facilities (2011)
- Schools
- Bed and breakfast
- Churches or Houses of Worship (2011)
- Funeral homes
- Single-family dwellings and their accessory uses and structures, with their respective related conditions set forth in the Residence "A" District
- Two-family and multi-family dwellings and their accessory uses and structures, with their respective related conditions set forth in the Residence "B" District
- Home occupations in accordance with Section 10.02.3
- Telecommunication facilities (2000)
- Farm roadside stands (2010)
- Day care facilities (2011)
- Hospice house (2011)
- Utilities, public or private (2011)
- Dwelling, Mixed-use (2012)

## Industrial

- Harvesting of natural resources (2011)
- Manufacturing (from Light manufacturing 2003)
- Offices (2011)
- Research and development
- Distribution and mailing facilities
- Processing and warehousing
- Telecommunication facilities (2000)
- Farm roadside stands (2010)
- Processing of natural resources (2011)
- Newspaper and job printing (2011)
- Agriculture and farming (2011)
- Utility, public or private (2011)

## Integrated Comm-Ind

- Wholesale businesses
- Retail businesses
- Restaurants
- Offices
- Hotels (2011)
- Day care facilities (2011)
- Utility, public or private (2011)
- Manufacturing (from Light manufacturing 2003)
- Distribution and mailing facilities
- Research and development (2011)
- Motor vehicle repair facilities
- Harvesting of natural resources
- Banks and financial institutions
- Processing and warehousing (1997)
- Adult Entertainment Businesses (2000)
- Telecommunication facilities (2000)
- Motor vehicle sales facilities (2011)
- Farm roadside stands (2010)
- Farmer's market (2010)
- Bed and breakfast (2011)
- Churches or Houses of Worship (2011)
- Processing of natural resources (2011)
- Hospitals (2011)
- Health services facilities (2011)
- Newspaper and job printing (2011)
- Veterinary clinics (2011)
- Nursing home or facility (2011)
- Agriculture and farming (2011)
- Dwelling, Mixed-use (2012)
- Filling Station (2012)

## Integrated Comm-Ind-2

- Wholesale businesses
- Retail businesses
- Restaurants
- Offices
- Hotels (2011)
- Day care facilities (2011)
- Utilities, public or private (2011)
- Manufacturing
- Distribution and mailing facilities
- Research and development
- Motor vehicle repair facilities
- Harvesting of natural resources
- Processing and warehousing
- Telecommunication facilities
- Recreational facility, commercial
- Farm roadside stands (2010)
- Farmer's market (2010)
- Banks and financial institutions (2011)
- Bed and breakfast (2011)
- Churches and Houses of Worship (2011)
- Hospitals (2011)
- Health services facilities (2011)
- Processing of natural resources (2011)
- Filling stations (2011)
- Nursing home or facility (2011)
- Newspaper and job printing (2011)
- Veterinary clinics (2011)
- Veterinary clinics (2011)
- Hospice house (2011)
- Agriculture and farming (2011)