



**TOLEDO - LUCAS COUNTY PLAN COMMISSIONS**

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: January 16, 2026

REF: M-21-25

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Text Amendment Modifying TMC 1104.100 Use Table, Adding Special Use Requirement for Storage Units

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 15, 2026 at 2:00 P.M.

**GENERAL INFORMATION**

Subject

- Request - Text Amendment Modifying TMC§1104.0100 Use Table, Adding Special Use Requirement for Storage Units
- Applicant - Toledo City Plan Commission  
One Government Center, Suite 1620  
Toledo, OH 43604

Applicable Plans and Regulations

- Forward Toledo Comprehensive Land Use Plan

**STAFF ANALYSIS**

Plan Commission staff is requesting a text amendment modifying the Use Table in TMC§1104.0100 from permitting self-storage facilities by right to allowing them only if reviewed and approved in accordance with the Special Use procedures of TMC§1111.0700.

Self-storage facilities are considered mini-warehouses under TMC§1116.0254 – Wholesale, Storage, and Distribution. Mini-warehouses or self-storage facilities are currently a permitted use in the Regional Commercial (CR), Limited Industrial (IL) and General Industrial (IG) zoning districts per the Use Table in TMC§1104.0100. Since self-storage facilities are permitted uses, they are also subject to all other requirements for development in the Planning and Zoning Code such as parking, landscaping and screening, design standards and signage. These existing code sections ensure that potential self-storage facilities are compatible with and are developed to minimize potential impacts on surrounding properties and neighborhoods.

**STAFF ANALYSIS (cont'd)**

Additionally, per TMC§1106.0300 – Multiple Buildings on a Lot, more than one principal building would be allowed on a lot in both the IL and IG zoning districts, when all of the buildings are intended to be operated as a single enterprise and the lot and all portions of it are owned, leased, or under option by a single entity. Self-storage facilities proposed for properties in the CR zoning district however, would require the submission of a Planned Unit Development (PUD) if multiple buildings were proposed.

As it currently stands, if a property is zoned CR, IL or IG and the applicable development standards are met, a self-storage facility would be permitted by right. This process does not exclusively ensure that the siting of a self-storage facility will meet the intent of the City's development goals in the Forward Toledo Plan, that the use is the highest and best use for the site, or that the zoning of the property and therefore the proposed use is consistent with the Forward Toledo Plan. Additional review standards may therefore be appropriate to ensure that self-storage facilities are appropriately sited. One exception to this instance is that self-storage facilities with multiple buildings proposed for properties in the CR zoning district, would require a PUD under which these items could be considered.

The Plan Commission, with the assistance of a consultant, will be undertaking a comprehensive rewrite of the existing Planning and Zoning Code that will be consistent with the Forward Toledo Plan. As a stopgap or temporary measure, staff is recommending that a Text Amendment be approved whereby self-storage facilities only be permitted as a Special Use. This will allow for each proposal to be reviewed for appropriateness and specific conditions implemented to ensure proper siting until applicable criteria can be determined and included in the Planning and Zoning Code rewrite.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of M-21-25, Text Amendment Modifying TMC§1104.0100 Use Table, Adding Special Use Requirement for Storage Units, to the Toledo City Council for the following reason:

1. The proposed text amendment is consistent with the Forward Toledo Plan and the stated purpose of the Zoning Code. (TMC§1111.0506(B))

Respectfully Submitted,



Lisa Cottrell  
Secretary

**Exhibit "A"**  
**Existing Text**

**1104.0100 | Use Table**

Use Category	RS 12	RS 9	RS 6	RD 6	RM (all)	R MH	CN	CO	CM	CS	CR	CD	IL	IG	IP	POS	IC
Wholesale, Storage and Distribution																	
Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-	-
Light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

**Exhibit "B"**  
**Proposed Text**

**1104.0100 | Use Table**

Use Category	RS 12	RS 9	RS 6	RD 6	RM (all)	R MH	CN	CO	CM	CS	CR	CD	IL	IG	IP	POS	IC
Wholesale, Storage and Distribution																	
Mini-Warehouse	-	-	-	-	-	-	-	-	-	-	S [36]	-	S	S	-	-	-
Light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-

[36] If multiple buildings are proposed, therefore requiring a Planned Unit Development (PUD), the requirement for a Special Use Permit will be considered met with the PUD.

## Karcher, Lisa

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**From:** Cottrell, Lisa  
**Sent:** Wednesday, January 7, 2026 8:08 AM  
**To:** Karcher, Lisa  
**Subject:** FW: Support for Case No. M-21-25 – Special Use Permit Requirement for Self-Storage Facilities

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

fyi

**From:** Sehlhorst, Brandon <Brandon.Sehlhorst@toledo.oh.gov>  
**Sent:** Tuesday, January 6, 2026 5:29 PM  
**To:** brandon@mockltd.com; ballkristopher@gmail.com; ewhitt@whittgrouprealty.com; ericg@electricalfunds.org; rachel.momenee@gmail.com  
**Cc:** Kapszukiewicz, Wade <Wade.Kapszukiewicz@toledo.oh.gov>; Arnold, Abby <Abby.Arnold@toledo.oh.gov>; Cottrell, Lisa <Lisa.Cottrell@toledo.oh.gov>  
**Subject:** Support for Case No. M-21-25 – Special Use Permit Requirement for Self-Storage Facilities

Dear Toledo City Plan Commission,

Happy New Year! I am writing to **express support for Case No. M-21-25**, a proposed text amendment to TMC§1104.0100 that would require new self-storage facilities to obtain a Special Use Permit in Regional Commercial, Limited Industrial and General Industrial zoning districts.

The proposed amendment is necessary and prudent to the rapid proliferation of self-storage facilities across the City. Requiring a Special Use Permit will ensure that future proposals are evaluated on a case-by-case basis, allowing the City to assess whether a proposed facility is appropriate for its location, compatible with surrounding land uses, aligned with the City's long term development goals, and represents the highest and best use of the site. Importantly, this approach does not prohibit self-storage facilities, but rather ensures that it is thoughtfully located and does not produce adverse land-use, environmental, or economic impacts on the surrounding neighborhoods.

In July 2024, Toledo City Council adopted Resolution 314-24, enacting a temporary moratorium on new self-storage facilities through January 31, 2025 and directing the Plan Commission to study a possible text amendment to better regulate storage units in Toledo. The Plan Commission's subsequent report (M-10-24, released on February 13, 2025) identified several key findings that have significant implications for Toledo's future growth and land-use strategy.

- 1. There are currently 34 existing and 2 proposed self-storage facilities in the City.**  
Of the 36 facilities, 14 have been built within the last 20 years, representing a stark increase in the number of storage facilities in recent years. This trend signals a fundamental shift in how land is being consumed and underscores the need for stronger regulatory oversight.
- 2. These 36 facilities account for approximately 1.8 million square feet of rentable space on roughly 156.5 acres of land, representing 0.29% of the total land in**

**Toledo. Of the 36 existing or proposed facilities, 27 are on land that is 2 acres or more.**

In a landlocked city like Toledo, parcels of this size are a finite and valuable resource. For reference, the Paramount Block in downtown Toledo is just over 2 acres and parcels of this size are frequently sought by developers seeking sites to develop new housing projects. As the City works to achieve the Mayor's goal of growing Toledo's population to 300,000 by 2040—an increase of approximately 29,129 residents—the thoughtful allocation of land is essential. New housing will be required to reach this goal, and housing development demands careful stewardship of large, well-located sites in accordance with the Forward Toledo Plan.

**3. Market feasibility is based on a trade area, which is typically based on 3-5 mile radius. Per one of the self-storage developers, 10 square feet per person in a trade area is average. Indicators show that occupancy rates for storage units in Toledo is over 90%, and there is demand for additional self-storage facilities.**

With Toledo's population of 270,871, this equates to an average market capacity of approximately 2.7 million square feet. After accounting for the 1.8 million square feet already built, this suggests that an additional 900,000+ square feet of self-storage could still be constructed based on industry averages. For perspective, Franklin Park Mall is approximately 1.3 million square feet, meaning Toledo could see the equivalent of nearly two Franklin Park Mall-sized self-storage facilities developed in the future if left unregulated. Current occupancy rates exceeding 90% further reinforce that demand alone, absent policy intervention, will continue to drive this form of development.

Based on these findings and implications for the future development of our City, I respectfully request that you approve Case No. M-21-25. A Special Use Permit requirement is both reasonable and necessary to ensure that land is used in a way that advances Toledo's long term economic development, housing and neighborhood revitalization objectives outlined in the Forward Toledo plan.

Thank you for your time, service and thoughtful consideration of this matter. Please do not hesitate to contact me if you have any questions.

**Brandon Sehlhorst**  
Chief Growth Officer  
Economic Development

[brandon.sehlhorst@toledo.oh.gov](mailto:brandon.sehlhorst@toledo.oh.gov)

office 419-245-1692

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Toledo, OH 43604

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## Howell, Paula

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**From:** Karcher, Lisa  
**Sent:** Tuesday, February 3, 2026 1:18 PM  
**To:** Gibbons, Julie  
**Cc:** Howell, Paula  
**Subject:** M-21-25 Text Amendment regarding Storage Units - MS Word Docs  
**Attachments:** M2125\_20260116\_Council\_Letter.docx; M2125\_20260116\_Use\_Table\_Existing.docx; M2125\_20260116\_Use\_Table\_Proposed.docx

Hi Julie,

Attached please find the City Council Letter in Word Format for Plan Case M-21-25: Text Amendment Modifying TMC 1104.0100 Use Table, Adding Special Use Requirement for Storage Units. In addition, I have attached two other Word docs. One is the entire existing Use Table and the second is the entire proposed Use Table.

If you have any questions or need anything further, please let me know.

Regards,  
Lisa K.

**Lisa Karcher**  
Planner  
**Toledo-Lucas County Plan Commission**  
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Toledo, OH 43604  
419-245-1200 Office  
[Website](#) | [Zoning Code](#) | [Zoning Map](#)

