

REF: M-21-25
DATE: January 15, 2026

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.

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.

STAFF ANALYSIS (cont'd)

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.

STAFF RECOMMENDATION

Staff recommends that the Toledo City Plan Commission recommend 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))

ZONING TEXT AMENDMENT
TOLEDO CITY PLAN COMMISSION
REF: M-21-25
DATE: January 15, 2026
TIME: 2:00 P.M.

CITY COUNCIL
ZONING AND PLANNING COMMITTEE
DATE: February 18, 2026
TIME: 4:00 P.M.

LK

Two (2) Exhibits follow

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	-	S	S	-	-	
Light	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	
Heavy	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	