

## **TOWN OF WINDSOR AGENDA REPORT**

**Joint Windsor Town Council, Windsor Redevelopment Successor Agency and Windsor Water District Meeting Date:** May 20, 2026

**To:** Mayor and Town Council  
**From:** Jennifer Sedna, Planner I  
**Subject:** Zoning Text Amendments for Personal Storage Facilities

**Recommendation to Council:**

Hold second reading, by title only, and adopt an ordinance amending the Town of Windsor Zoning Code to prohibit the establishment of new personal storage facilities and allow the on-site expansion of approved, existing personal storage facilities.

**Strategic Plan Element:**

The recommended action supports the goals of Fiscal Health and Livability. Goal Statement: Ensure the economic health and long-term financial viability of the Town. Goal Statement: Preserve community character by maximizing the use of existing amenities and creating future opportunities that enhance quality of life for all.

**Background:**

At the May 6, 2026, Town Council meeting, the Town Council introduced an ordinance, by title only, to amend the Town of Windsor Zoning Code to prohibit the establishment of new personal storage facilities and allow the on-site expansion of approved, existing personal storage facilities.

The ordinance was introduced on a vote of 4-0-1.

**Discussion:**

If adopted, the ordinance would include the following amendments to the Town's Zoning Code:

- Delete "Storage Facility, Personal" from the Permitted Land Uses in Table 17.12-01 Commercial Land Use Regulations and Table 17.14-01 Industrial Land Use Regulations
- Add "Storage Facility, Personal" to the Prohibited Uses in Table 17.12-01 Commercial Land Use Regulations and Table 17.14-01 Industrial Land Use Regulations
- Delete Section 17.40.250 Storage Facility, Personal and replace it with Section 17.70.080 Nonconforming Storage Facility, Personal

The purpose of the amendments are to preserve remaining developable land in these districts for uses that better support job creation, economic vitality, and the Town's long-term planning objectives, and, to accommodate operational needs without committing additional land to a use that is not aligned with broader General Plan priorities, thereby avoiding the displacement of more desirable commercial and industrial development.

**Fiscal Impact:**

While difficult to quantify, staff expects that this action will be fiscally beneficial for the Town in the long term. Storage facilities generate no sales tax and generally lower property tax revenues than active commercial and industrial uses.

**Environmental Review:**

The Zoning Code text amendments are exempt from environmental review pursuant to CEQA Guidelines Sections 15061(b)(3), the General Rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment; and, 15060(c)(3) the activity is not a project as defined in Section 15378 of the CEQA Guidelines, because it has no potential for resulting in a physical change to the environment, directly or indirectly; and, the Common Sense Exemption, Guidelines Section 15061(b)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The amendments do not allow for or encourage any more development than is already anticipated under the Town's 2040 General Plan and can be seen with certainty that there is no possibility that the amendments in question may have a significant effect on the environment.

**Attachment(s):**

- [1. Ordinance Personal Storage Facility Zoning Code Amendments Exhibit A to Ord. Zoning Text Amendments PSF](#)

**Prepared by:**

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**Reviewed by:**

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**Approved by:**

Jon Davis  
Town Manager