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C. **Personal Storage.** Personal storage in the Non-residential zones are subject to the requirements of Chapter 16.15 and the Non-Residential Design, Landscape and Screening Guidelines of this Chapter. Personal Storage may be established in the Rural Zone provided that:

1. A Site Plan is approved pursuant to Chapter 16.15 ICC.
2. The Parcel is at least ~~five~~ten (5-10) acres in size.
3. All Personal Storage facilities shall take primary access, in order of priority, off a County arterial, ~~County Collector Road~~, or State Highway.
4. The total aggregate gross area of the footprints of all building foundations shall not exceed 17,000 square feet for parcels less than 10 acres in size and 25,000 square feet for parcels greater than ~~10~~20 acres.
5. There shall be a two-hundred (200) foot setback from all roads and a one-hundred (100) foot setback from all property lines. With the exception of the caretaker residence, security fencing, and the primary driveway that serves the facility, no structures, buildings, gravel, pavement or any other physical improvement associated with a personal storage facility is permitted within these setbacks. Vegetation may be removed and/or modified if it is necessary to achieve better screening.
6. Personal storage shall be limited to dead storage. Outside storage shall be limited to boats, recreational vehicles, and similar vehicles. Outdoor storage shall be fully screened. If new landscaping is proposed as part of the screening of outdoor storage, the new landscaping shall provide full screening within five years. If full screening is not achieved within five years the outdoor storage component of the facility shall be eliminated until landscaping matures to a level where it does provide full screening.
67. An 24-hour on-site caretaker residence shall be required. ~~or 24 hour on-site manager may be permitted.~~The caretaker residence shall be located at the main entrance, shall be designed to look like a house and shall be used as one of the methods for screening the facility. The caretaker does not need to be the owner of the facility. This will be the only single family residence located on the parcel.
78. There shall be only one (1) access from each adjacent street.
89. Shall comply with the Non-Residential Rural design, landscape, open space, screening, buffering, signage, and lighting standards set forth in this section.
10. Exterior video surveillance equipment and an alarm system must be installed on the premises to monitor all storage lockers and outdoor storage is monitored.

11. Security fencing shall be installed around the perimeter of the personal storage facility and shall include a security gate that allows restricted access to the site. Fencing shall be designed and located in a manner that is subtle in appearance. This may be achieved by providing landscaping or natural vegetation on exterior of the fence, by providing dark brown or black vinyl coating to metal fences, and/or by utilizing natural materials such as wood.
12. Storm water generated from impervious surfaces shall be collected and managed on site. Infiltration shall be utilized when soil conditions make it possible.
13. The guidelines for what is permitted within individual storage units shall be established through a plan that is approved by the Island County Health Department. Signage shall be posted in multiple conspicuous locations within the facility that informs customers that they are prohibited from storing hazardous and dangerous materials.
14. Hours of operation shall be restricted from 6 a.m. to 12 a.m.
15. Individual storage units may not be used by tenants to conduct a business. Tenants shall be notified of this restriction through a signed contract with the personal storage facility operator.