

STORAGE CONTAINERS

Definition: Portable Storage Container: A container fabricated for the purpose of transporting freight or goods on a truck, railroad or ship, including cargo containers, shipping containers, storage units, or other portable structures that are placed on private property and used for storage of items, including, but not limited to, clothing, equipment, goods, household or office fixtures or furnishings, materials and merchandise.

TO BE ADDED TO CHAPTER 17

Accessory Storage (Portable Storage Containers)

1. Residential zones: No portable storage containers shall be permitted in any residential zone with the following exceptions:

1.1. A portable storage container shall be allowed temporarily on an approved driveway or in a side or rear yard for a period not to exceed ninety (90) days in any twelve-month period. No temporary portable storage container shall be placed or located in a circulation aisle/lane, fire access lane, public utility easement or public right-of-way, including streets and sidewalks and parkstrips.

1.2 If a building permit has been issued for the construction or remodeling of a residence, then the container must be removed within ten days of final building inspection.

2. Commercial or Manufacturing Zones. The use of portable storage containers in commercial or manufacturing zones shall be allowed as a conditional use (C-1) with the following conditions:

2.1 Shipping and receiving merchandise and goods, provided that the temporary portable storage container does not remain stationary for more than thirty (30) consecutive days or for more than ninety (90) calendar days in a calendar year.

2.2 Storing merchandise or goods, including long-term storage, provided that the portable storage container is not kept in the front setback area, designated parking areas, fire access lanes, public rights-of-way, landscaping, in an area visible from the property's primary street or on parcels that are adjacent to a residential zone.

2.3 Storage for construction or remodeling purposes, so long as the period of that use does not exceed one hundred eighty (180) days. The Planning Commission may extend the 180-day requirement when a project is ongoing and a building permit remains valid.

2.4 As a C-1 use, each business property will be allowed one unit with an additional unit allowed for each additional acre or part of an acre, up to a maximum of five units. (Exception: Business that have a business license to sell and rent off-site storage containers.)

2.5 A portable storage container shall not exceed the following standards: width of eight (8) feet; length of no more than forty-one (41) feet; and height of nine-and-a-half (9-1/2) feet.

2.6 Vertical stacking of portable storage containers and stacking of any other materials on top of or around any portable storage container shall be prohibited in all zones. An exception may be approved by the Planning Commission for those commercial businesses that have a valid business license to sell portable storage containers.

2.7. Portable storage containers must be screened or painted to complement adjacent structures. Portable storage containers must be kept in good repair, be secured against unauthorized entry, and comply with health regulations.

A portable storage container is not in a state of good repair when it is incapable of being moved intact, holes in the container exist due to damage or rust or it has been infested with vermin or other pests.

2.8 Portable storage containers may not be used as a dwelling or living quarters, nor for camping, cooking or recreation purposes for any amount of time in any zone.

2.9 Portable storage containers larger than one hundred twenty (120) square feet shall be regulated as any other building or structure.

2.10 A building permit is required for each container prior to placing or moving the container onto the property and shall meet all setback and hold-down requirements for the zones in which it will be located.

2.11 Portable storage containers shall be placed on a stable base as required by building permit.

3. A violation of this section is a class B misdemeanor, and may be enforced through criminal, administrative, or civil actions.