

**STORAGE CONTAINER ORDINANCE**

**AN ORDINANCE AMENDING THE ROBERTS ZONING CODE**

**BY ADDING PROVISIONS FOR TEMPORARY STORAGE CONTAINERS**

**ORDINANCE NUMBER 552**

**BE IT ORDAINED BY THE CITY OF ROBERTS AS FOLLOWS:**

**WHEREAS**, The City of Roberts has the responsibility to adopt regulations, ordinances and other law making procedures designed to promote the public health, safety, and general welfare of its citizenry;

**WHEREAS**, the City of Roberts desires to implement and enforce a temporary storage container ordinance to protect and promote cleanliness and safety for its patrons:

**NOW THEREFORE BE IT ORDAINED** that the City of Roberts Zoning Ordinance be amended as herein contained that:

**Section 1. Definitions**, be amended by adding the following defined terms and phrases:

TEMPORARY STORAGE STRUCTURES: A portable storage unit that does not have a permanent foundation or footing and which includes cargo containers, portable storage containers, truck trailers, construction trailers, and bulk solid waste containers. Such structures shall not be considered a building.

CARGO CONTAINER: A container intended for multi-modal transportation via sea going vessel, train, and truck-trailer. These containers are self-contained without axles or wheels.

PORTABLE STORAGE CONTAINER: A self-storage container that is delivered to and retrieved from a home or business for long term off-site or on-site storage. Portable Storage On Demand or PODS are a familiar trade name for such containers. These containers are not on a chassis and do not have axles or wheels.

SEMITRAILER: A mobile trailer of fifty-three (53) feet or less in length with a chassis, axles, and wheels that is towed by a truck or tractor.

CONSTRUCTION TRAILER/CONTAINER/PORTALBLE STRUCTURE: A trailer, portable temporary container, or portable structure with or without axles and wheels intended to support construction activity at a site with an active building permit.

BULK SOLID WASTE CONTAINER: A container intended for construction waste material or other refuse, excluding garbage, for the purpose of removing said material from a site.

WIDE OR HIGH LOADS: This term as used in the ordinance means any non-attached materials that exceed the height or width of the portable storage container, semitrailer, cargo trailer, construction trailer or any trailer identified above.

**Section 2.** That the following Section be added to the Roberts Zoning Ordinance in its entirety:

**Storage on Residential use properties**

Only accessory storage buildings as defined in Roberts zoning ordinance shall be permitted as accessory storage on property in residential zones of the city, or on any property within the city the primary use is residential. Cargo containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings.

**14-424. Temporary Storage Structures.** Temporary storage structures are intended to provide temporary storage of household goods on residential property and business specific goods on professional, commercial, or industrial used and/or zoned lands. Such temporary structures shall not interfere with the normal operation of the permanent use on the property and shall not be detrimental to property or improvements in the surrounding areas. There shall also be no risk of injury to persons as a result of such storage.

The following conditions shall apply to all temporary storage structures:

1. Cargo containers shall not exceed industry standards for width and height, and shall not exceed fifty-three (53) feet in length. The use of such containers shall be limited to commercial or industrial used land. Such containers shall be located to the rear or side of the principal building and set back a minimum of five (5) feet from side and rear property lines. No wide or high loads will be allowed.
2. Portable storage containers shall not exceed industry standard for width, height and length, not to exceed 10' wide by 10' high by 20' in length in residential used land. The use of such containers shall be limited to residential, professional, or commercial used land. On commercial and professional used land, such containers shall be located to the rear or side of the principal building and set back a minimum of five (5) feet from side and rear property lines. On residential used land, such containers shall be set back a minimum of five (5) feet from side and rear property lines and ten (10) feet from front property lines. There shall be a maximum of one (1) container per site.