



# Hall County Regional Planning Commission

Wednesday, June 06, 2007  
Regular Meeting

## Item F1

### Public Hearing - C-19-2007GI

*Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction.*

Staff Contact: Chad Nabity

## **Agenda Item #4**

### **PLANNING DIRECTOR RECOMMENDATION TO REGIONAL PLANNING COMMISSION:**

May 2, 2006

### **SUBJECT:**

*Concerning amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction. Amendments to be considered pertain to the §36-27 Accessory Building and Uses; to incorporate definitions and regulations for portable storage units in the City of Grand Island.. (C-19-2007GI)*

### **PROPOSAL:**

City staff is suggesting the following additions to the Grand Island Zoning regulations pertaining to Portable Storage Units

#### **§36-27.01 Portable Storage Units**

For the purposes of this section the following definitions shall apply:

#### **Definitions:**

Portable storage unit means any container designed for the storage of personal property which is typically rented to owners or occupants of residential (single or multi-family) property for their temporary use and which is delivered and removed by truck.

Site means a piece, parcel, tract, lot, or plot of land occupied or to be occupied by one or more residential buildings or uses and their accessory buildings and accessory uses which are generally considered to be one unified parcel.

#### **Number, Duration and Removal**

Portable storage units for on-site storage. There shall be no more than one portable storage unit per site; said unit shall be no larger than eight (8) feet wide, sixteen (16) feet long and eight (8) feet high. No portable storage unit shall remain at a site in a residential district in excess of fifteen (15) consecutive days.

The building official may permit the placement of a portable storage container on a residential property for more than fifteen (15) days, subject to the building setback requirements, provided that the property owner has a valid building permit or can demonstrate that extenuating circumstances exist to justify the extension. Extenuating circumstances shall include but not be limited to: disaster such as tornado; flood, or fire.

### **Placement**

Portable storage units shall be placed only in the driveway or back yard and be set back a minimum of ten (10) feet from the front property line or five (5) feet from the rear property line.

### **Signage**

Signs on any portable storage container shall not exceed two (2) in number not more than six (6) square feet each, not to exceed one (1) per side. In the event that a building official grants an extension to the fifteen (15) day time limit, all signs must be removed or covered.

### **Placard**

All portable storage containers must include a "placard" not to exceed one (1) square foot in area which is clearly visible from the right-of-way which includes the container Identification Number, date of placement on the property, date that removal is required, and a local or toll free telephone number of the company.

## **OVERVIEW:**

Portable Storage Units have been used across the United States for the past several years. They inevitably lead to issues with zoning as people leave them on their property too long and the neighbors get annoyed. Omaha dealt with the issue of Portable Storage Units last fall. These units are designed to be delivered to a property where the property owner can load them with stuff; call the company back and have their stuff hauled off in the container to a warehouse for storage. They can also be used by people moving from one place to another. A person can fill their unit at their old house and have it delivered to their new house. During remodeling/recarpeting projects these can be used to store furniture and other things on site while the work is being done. In general, they do not seem to have caused problems in other communities except when they take up permanent or semi-permanent residence.

The above regulations are designed to establish a set of operating parameters for portable storage units. I reviewed a variety of regulations from across the country and chose things that are likely to be issues in Grand Island. Hastings will likely adopt similar regulations and I have shared these regulations with Kearney as well.

One brand of portable storage unit PODS (Portable On Demand Storage) has made an appearance at Red Lobster by the Conestoga Mall. See the picture below.



That is one of the primary reasons to bring this forward at this point in time. It is likely that we will need to revisit this section of the code as we discover what will and will not work in Grand Island. This is a place to start and will not leave us in the situation of not having any regulations in place to deal with portable storage units.

#### **RECOMMENDATION:**

That the Regional Planning Commission recommend that the Grand Island City Council **approve** the changes to the Grand Island Zoning Ordinance as requested.

\_\_\_\_\_ Chad Nabity AICP, Planning Director