



# **City of Grand Island**

**Tuesday, June 26, 2007**

**Council Session**

## **Item E5**

**Public Hearing on Amendment to Chapter 36 of the Grand Island  
City Code Relative to Accessory Building and Uses**

**Staff Contact: Chad Nabity**

# **Council Agenda Memo**

**From:** Regional Planning Commission

**Meeting:** June 26, 2007

**Subject:** Amendment to Chapter 36 of the Grand Island City Code (C-19-2007GI)

**Item #'s:** E-5 & F-3

**Presenter(s):** Chad Nabity AICP, Regional Planning Director

## **Background**

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 issues of Portable Storage Units last fall. These units are designed to be delivered to a property where the property owner can load them with items; call the company back and have their items hauled off in the container to a warehouse for storage. The storage units 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 attached regulations are designed to establish a set of operating parameters for portable storage units.

## **Discussion**

The Planning Commission held a hearing on these proposed changes at their meeting on June 6, 2007

No members of the public commented at the public hearing.

Planning commission members discussed the proposed changes and questioned staff about the length of the units that would be allowed and the amount of time that the portable storage units could remain on site. Staff replied that the length is based on the standard size for the PODS brand units. Chairman O'Neill suggested

that 20 feet might be a more appropriate length as that is a standard size for a shipping container and would not limit this business to one company. Staff stated that Omaha allows the units to stay for 30 days but that many communities limit the time to 15 days and that is the number that staff is suggesting as a starting point. Planning commission members discussed the possibility of lengthening that time frame to 21 days and staff agreed that the change would be unlikely to create any issues.

Following the discussion the Planning Commission concluded that the allowable length of the container should be changed from sixteen (16) feet to twenty (20) feet and the allowed length of time the unit may be left at a residence should be changed from fifteen (15) days to twenty-one (21) days.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

### **Recommendation**

A motion was made by Amick and seconded by Ruge to recommend approval of the changes to Chapter 36 Accessory Buildings and Uses as proposed with amendments to the length of the storage unit and the number of days the unit can stay on site.

A roll call vote was taken and the motion passed with 10 members present (Miller, Amick, O'Neill, Ruge, Hayes, Haskins, Bredthauer, Niemann, Snodgrass, Monter) voting in favor.

### **Sample Motion**

Motion to approve the amendments to the Zoning Ordinance for the City of Grand Island and its 2 mile extra-territorial jurisdiction, pertaining to the 36-27 Accessory Building and Uses to incorporate definitions and regulations for portable storage units in the City of Grand Island as recommended.

### **§36-27.01 Portable Storage Units (As amended by the Planning Commission)**

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 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 no larger than eight (8) feet wide, twenty (20) feet long and eight (8) feet high. No portable storage unit shall remain at a site in a residential district in excess of twenty-one (21) consecutive days.

The building official may permit the placement of a portable storage container on a residential property for more than twenty-one (21) days, subject to the building setback requirements, provided that the property owner has a valid building permit or had demonstrated 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 an extension of the twenty-one (21) day time limit for placement of a portable storage container on a residential property is granted by the building official, all signs must be removed or covered.