
Section 6.57. Portable storage containers.

Portable storage containers may be permitted in all zoning districts subject to the following regulations:

- (a) In agricultural and residential zoning districts, no more than one (1) temporary or permanent portable storage container may be permitted on a property at one time as an accessory structure. In commercial and industrial zoning districts, no more than two (2) temporary or permanent portable storage containers may be permitted on a property at one (1) time. Only temporary portable storage containers shall be permitted in the CBD District, subject to the requirements of subsection (e). Additional portable storage containers may be granted at the discretion of the Planning Commission.
 - (b) A portable storage container shall not be utilized for or contain habitable space.
 - (c) Portable storage containers may not be located in an area that would interfere with vehicular or pedestrian circulation or cause reduced visibility at street intersections.
 - (d) A portable storage container may be utilized as a permanent detached accessory structure incidental to a principal structure as regulated by section 5.3, subject to the following additional standards:
 - (1) A permanent portable storage container shall be located within the rear yard and shall be set back at least ten (10) feet from side and rear property lines and at least ten (10) feet from the principal structure. A temporary portable storage container may be permitted within the front yard, subject to the same requirements outlined in section 5.3(a)(5).
 - (2) An individual permanent portable storage container shall not exceed two hundred (200) square feet in area and eight and a half (8.5) feet in height.
 - (3) All permanent portable storage containers shall provide ventilation for fresh air. Said source of ventilation shall be at a rate of one (1) square foot per every one hundred (100) square feet, or portion thereof, of portable storage container floor area. Said ventilation shall be installed at the highest point of the permanent portable storage container.
 - (4) The exterior color of all permanent portable storage containers shall match or compliment the exterior of the principle structure on the same property. Colors shall be earth toned, with no forms of advertising shown.
 - (5) The exterior appearance of all permanent portable storage containers shall be maintained and absent or all rust, holes, and any other evidence of aging or wear.
 - (6) All permanent portable storage containers shall be placed on a concrete pad.
 - (e) A portable storage container may be utilized on a temporary basis, subject to the following additional standards:
 - (1) A temporary portable storage container may be placed on a paved or gravel off-street surface in the side or rear yards. In all cases, temporary portable storage containers shall be set back at least ten (10) feet from all property lines and other structures.
 - (2) For properties without an active building permit, the use of not more than one (1) temporary portable storage container is permitted for not more than sixty (60) continuous or separate days per three hundred sixty-five (365) days. Said three hundred sixty-five (365) days shall begin on the initial day the temporary storage container is temporarily placed on the property. If a temporary storage container is placed on a property with an active building permit, temporary portable storage containers shall be removed no later than twelve (12) days after the issuance of a certificate of occupancy or the completion of construction.
 - (3) An individual temporary portable storage container shall not exceed three hundred twenty (320) square feet and eight and a half (8.5) feet in height.
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- (4) The zoning administrator may authorize additional time to utilize temporary portable storage containers based upon reasonable storage needs and construction needs upon the written request of the applicant, but in no case, shall the zoning administrator allow such storage containers on properties without active building permits for greater than four (4) months.

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Don LaPorte

Township Clerk

Sumpter Township