
15.12.052 Portable storage containers and dumpsters.

A. Definition.

A "portable storage container" is any container, including, but not limited to, a single storage unit, cargo or shipping container, semi-trailer, truck box, rail car, shed like container, or other portable structure, (other than a permanent accessory building as defined in this code) that is used for the temporary storage of items and property of any kind, and which is located for such purposes outside an enclosed building.

A "dumpster" is any container used for waste and is a container that may be used for waste from building and remodeling projects.

B. Permits. A person engaged in the leasing, maintaining, or transporting of a portable storage container, and the owner of the property (if different) where one is placed, shall both sign the application for the placement of the portable storage container. A permit application shall be submitted to the city/building inspector together with the applicable fee established by the city.

A conditional use permit is only available for property located in zoning districts B-3 and Industrial districts.

Permit is only valid for the location for which the permit was issued.

Except for construction projects where work is ongoing and active, permit shall be issued no longer than thirty (30) consecutive days, unless an extension or an exemption has been granted.

C. Use Conditions.

1. No more than one portable storage container shall be on a property at any given time.
2. A portable storage container shall not be larger than eight feet wide, eight feet high, and twenty (20) feet long in temporary use zoning.
3. A portable storage container shall not remain on a property in excess of thirty (30) consecutive calendar days and shall not be placed at any one property in excess of sixty (60) days in a twelve (12) month period, except as described in Subsection C(7).
4. A portable storage container shall not be placed closer than five feet to all property lines and five feet to the nearest wall of a building. The portable storage container shall not, at any time, be placed within twenty-five (25) feet of any public right-of-way.
5. A portable storage container shall be placed on a hard surface such as asphalt, concrete, or compacted gravel. If no such location is available on the property, an alternate location shall be applied for and may be approved by the building inspector. The applicant shall describe, in writing, why the alternate location is required, where the container will be located, and explain why there will be no harm to the public health, safety and welfare.
6. The portable storage container shall only be delivered between the hours of seven a.m. and five p.m. Monday through Saturday. No portable storage container shall be delivered on Sundays or federal holidays in which City Hall is closed.
7. Portable storage containers for construction purposes are permitted during ongoing construction on a property for which a building permit has been issued and remains valid, and work is actively progressing. Such portable storage containers must be removed from that property within seven calendar days of the final inspection or occupancy permit being issued pursuant to the building permit.
8. An extension to the time limit for placement of a portable storage container may be granted, provided that such extension shall not be for more than thirty (30) calendar days and that no more than two extensions shall be granted in any given calendar year.

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9. On application, the plan commission may waive or modify the provisions of this section and allow such placement of portable storage containers as it determines is reasonable and necessary to address unusual or exceptional circumstances including casualty or natural disaster.
 10. In conditional use zoning districts, no portable storage containers will be allowed which are not maintained in good repair and free from deterioration, graffiti, rust or other damage.
 11. Existing portable storage containers that aren't in compliance with this ordinance, truck boxes, rail cars, semi-trailers, etc. are here-by authorized for a period of two years from the date of passage of this ordinance.

D. Temporary Exemptions.

1. A limited exemption from the provisions of this section may be granted by the plan commission, upon a request submitted in writing substantiating a non-self-created hardship. If approved, such exemption shall be granted for a specified period of time. Request for any additional limited exemption shall be in the same manner as the original request. The plan commission may terminate any exemption for any reasonable cause.

E. Waste Dumpsters.

1. Dumpsters may be used for the duration of a building or renovation projects. Once a project has been completed, the dumpster shall be removed from the property within fourteen (14) calendar days after final inspection by the building inspector.

(Ord. No. 261-2020, 11-10-2020)