

## Memorandum Planning & Development Services Division

**To:** Planning and Public Works Committee  
**From:** Aimee E. Nassif, Planning and Development Services Director  
**Date:** May 18, 2015  
**RE:** Portable Storage Units

### Summary

In 2006 the City of Chesterfield adopted a new ordinance (Ordinance 2770) pertaining to the regulation of portable storage units. These regulations were then codified into Chapter 26-2 of the City Code and prohibited the storage of these containers or similar items upon any sidewalk, street or roadway. In addition, this Chapter of City Code also regulated the type of surface these containers could be stored on and the duration they could be stored.

In June 2014, the Unified Development Code (UDC) was adopted and within that legislation it listed all the ordinances being codified into the UDC. Ordinance 2770 was inadvertently listed within this legislation as it was never intended to be moved out of Chapter 26-2 of the City Code.

Therefore, Staff is simply requesting that the Planning and Public Works Committee re-adopt Ordinance 2770 in its entirety. A copy of Ordinance 2770 is attached hereto. If recommended for approval, the ordinance will be placed on the upcoming City Council meeting.

Respectfully submitted,

Aimee E. Nassif, AICP  
Planning and Development Services Director

### Attachments

1. Ordinance 2770

BILL NO. 2448

ORDINANCE NO. 2270

**AN ORDINANCE ADDING SECTION 26-2 TO CHAPTER 26, ARTICLE I  
OF THE CHESTERFIELD CITY CODE RELATING TO THE  
REGULATION OF PORTABLE STORAGE UNITS**

**WHEREAS**, the placement of portable storage units in and near public rights of way can interfere with the free and safe flow of vehicular and pedestrian traffic; and

**WHEREAS**, portable storage units in and near roadways diminish motorists' field of vision, have a tendency to distract motorists and otherwise pose a hazard to public safety;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF CHESTERFIELD, MISSOURI as follows:**

**Section 1.** Section 26-2 of the City of Chesterfield, Missouri, Code is hereby added, initially to be designated as Section 26-2, to read as follows:

**Section 26-2 REGULATION OF PORTABLE STORAGE UNITS**

1. As used in this Section the following terms shall mean as follows:
  - (a) *Accessory Building.* A subordinate building customarily incidental to and located on the same lot occupied by a main building, subordinate in area, extent, or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building. For purposes of this Section, an accessory building differs from a temporary storage device, portable on demand storage unit and storage shed in that it is constructed pursuant to a building permit, and is permanently affixed to realty.
  - (b) *Storage Trailers.* Includes trucks, trailers, and other vehicles or parts of vehicles designed to be hitched or attached to trucks, tractors or other vehicles for movement from place to place used as a temporary storage device.
  - (c) *Portable Storage Unit.* A container designed, constructed and commonly used for non-permanent placement on property for the purpose of temporary storage of personal property.
  - (e) *Storage Shed.* A prefabricated structure designed, intended and installed on property primarily for the long term storage of yard, pool and garden equipment and similar personal property.

2. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device in or upon any street, highway, roadway, designated fire lane or sidewalk in the City of Chesterfield.

3. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device upon any lot or property in the City of Chesterfield other than on a concrete, asphalt or other improved surface.

4. It shall be unlawful for any person to park, place or suffer placement of portable storage unit or similar device upon any lot or property in the City of Chesterfield used for commercial purposes or containing three (3) or more dwelling units in such a way as to block or interfere with access to a garage or off-street parking areas.

5. It shall be unlawful for any person to park, place or suffer placement of portable storage unit or similar device upon any lot or property in the City of Chesterfield for more than ten (10) consecutive days or on more than three (3) occasions in any twelve-month period.

6. It shall be unlawful for any person to park, place or suffer placement of portable storage unit or similar device upon any front yard, as defined in the zoning ordinance, for more than ten (10) consecutive days.

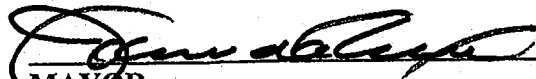
7. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried out pursuant to a valid building permit, nor to the placement of accessory buildings or storage sheds.

**Section 2.** The Section assignments designated in this Ordinance may be revised and altered in the process of recodifying or servicing the City's Code of Ordinances upon supplementation of such code if, in discretion of the editor, an alternative designation would be more reasonable. In adjusting such designations, the editor may also change other designations and numerical assignment of code sections to accommodate such changes.

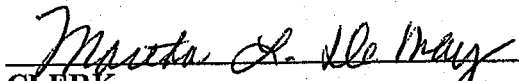
**Section 3.** It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

**Section 4.** This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 15<sup>th</sup> day of May, 2006.

  
MAYOR

ATTEST:

  
CLERK

FIRST READING HELD: 5/1/06