

Memorandum

Department of Planning

To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning **JW**
Date: August 5, 2021
RE: Trailers in Residential Areas



Summary

Section 210.2460: Regulation of Portable Storage Units defines Storage Trailers as, “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.” While defined, there are no regulations to prohibit storage trailers or restrict where they may be kept.

There have been concerns raised that storage trailers should have regulations consistent with other items covered in the ordinance.

Recommendation

The item should be forwarded to the Planning and Public Works Committee for their review.

Section 210.2460. Regulation Of Portable Storage Units. [CC 1990 § 26-2; Ord. No. 2854, 6-15-2015]

A. As used in this Section, the following terms shall mean as follows:

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.

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.

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.

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.

- B. 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.
- C. 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.
- D. 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 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.
- E. 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 for more than ten (10) consecutive days or on more than three (3) occasions in any twelve-month period.
- F. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit or similar device upon any front yard, as defined in the Zoning Ordinance, for more than ten (10) consecutive days.
- G. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried

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out pursuant to a valid building permit, nor to the placement of accessory buildings or storage sheds.





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