

**Memorandum
Department of Planning**



To: Planning and Public Works Committee
From: Justin Wyse, Director of Planning *JW*
Date: August 19, 2021
RE: Trailers in Residential Areas

Summary

Staff was directed by the Planning and Public Works Committee on August 5, 2021 to prepare a draft ordinance amending Section 210.2460: Regulation of Portable Storage Units to include restrictions on sub-sections B – F. Staff has prepared the attached redline and draft ordinance to show these changes. While preparing the draft, it was found that sub-section G. would prohibit portable storage units and storage trailers in commercial and industrial applications. As the discussion at the last P&PW meeting was focused on regulations for residentially zoned areas, the draft includes a provision to clarify that the regulations only pertain to residentially zoned areas.

Sub-Section E:

*It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, **storage trailer**, or similar device upon any **residentially zoned** 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.*

Additionally, sub-section E includes time limits of 10 days on 3 occurrences, while sub-section F. restricts the location in the front yard to no more than 10 days. As the time limits are the same, sub-section E. applies to the property in its entirety, and sub-section F. includes the number of occurrences, sub-section F. becomes redundant and is therefore recommended for removal.

Sub-Section F:

~~It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, **storage trailer**, or similar device upon any front yard, as defined in the Zoning Ordinance **Unified Development Code**, for more than ten (10) consecutive days.~~

Recommendation

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 210.2460 “REGULATION OF PORTABLE STORAGE UNITS” OF THE CITY OF CHESTERFIELD CITY CODE TO ADDRESS STORAGE TRAILERS.

WHEREAS, the City of Chesterfield City Code provides regulations regarding the type, number, and location of off-street and on-street parking and loading requirements in the City of Chesterfield; and

WHEREAS, Section 210.2460 defines Storage Trailers, but does not adequately regulate said trailers in accordance with the vision of the City’s residential neighborhoods; and

WHEREAS, the regulations conserve the existing quality of life and preserve the identity of existing neighborhoods and developments; and

WHEREAS, the City Council has determined that the restriction of Storage Trailers serves to protect the public safety, peace, comfort and general welfare of the citizens of the City of Chesterfield; and

WHEREAS, the City Council, having considered said request, voted to approve the addition of regulations for storage trailers.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield hereby amends Section 210.2460 “Regulation of Portable Storage Units” as set out in Attachment “A” that is attached hereto and made part thereof.

Section 2. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____,
2021

PRESIDING OFFICER

Bob Nation, MAYOR

ATTEST:

Vickie McGownd, CITY CLERK

FIRST READING HELD: _____

Attachment 'A'

Section 210.2460. Regulation Of Portable Storage Units.

- 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, storage trailer, 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, storage trailer, 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, storage trailer, 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, storage trailer, or similar device upon any residentially zoned 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, storage trailer, or similar device upon any front yard, as defined in the Unified Development Code, 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 out pursuant to a valid building permit, nor to the placement of accessory buildings or storage sheds.

Section 210.2460. Regulation Of Portable Storage Units. (REDLINE)

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.

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- E. It shall be unlawful for any person to park, place or suffer placement of a portable storage unit, **storage trailer**, or similar device upon any **residentially zoned** 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, storage trailer, or similar device upon any front yard, as defined in the Zoning Ordinance Unified Development Code, 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 out pursuant to a valid building permit, nor to the placement of accessory buildings or storage sheds.