

Ordinance 830 - Mobile Storage Units

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What does Ordinance 830 do?

**Provides businesses and citizens with
greater flexibility for their storage needs by
easing the Town's regulations on Mobile
Storage Containers**

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What is a 'Mobile Storage Unit?'

New Definition:

Mobile Storage Unit – A structurally unaltered portable storage container that may be transported by truck and/or trailer that is used as an accessory structure and is not designed for human/animal occupancy nor connected to utilities. Mobile Storage Unit shall not include containers used as part of a recycling program approved by the Town council. *(Section 2 of Resolution 2707)*

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What stays the same?

Use of MSUs still allowed during construction/demolition (Section a)

Use of MSUs still allowed in Industrial Zoning Districts (Section c (i))

Animals and hazardous/toxic materials still prohibited in MSUs (Section b)

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What changes?

Expanded uses in Commercial Districts (Section c(ii)):

- *One MSU allowed for up to 12 months*
- *Can obtain Administrative Permit to have the MSU for longer than 12 months (additional restrictions/requirements possible)*
- *Maximum size is increased from 128 sq ft to 320 sq ft (Standard MSU sizes are 8X20 and 8X40)*
- *If commercial property is one acre or more, can have 640 sq ft (2 of the larger standard MSUs)*

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What changes?

Expanded uses in Commercial Districts (Section c(ii)):

→ *MSUs no longer have to be "screened from view of any adjacent public way or residential use;" but they must be "white or off-white or may be painted to match the building exterior or complement the surroundings."*

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What changes?

Allowed uses in Residential Districts (Section c(iii)):

→ *As an accessory use, an MSU up to 320 sq ft is allowed on a residential parcel; if the residential parcel is at least one acre, the maximum size is 640 sq ft*

→ *MSU must be "white or off-white or may be painted to match the building exterior or complement the surroundings.*

Notes: (1) there are currently no restrictions on the size, materials, colors, or design of a residential shed; (2) 830 does not override a parcel's CC&R's or HOA restrictions.

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SUMMARY

MSU USE	Pre 2009	2009-Present	Proposed 830
Construction/ Demolition	ALLOWED	ALLOWED	ALLOWED
Industrial	ALLOWED	ALLOWED	ALLOWED
Commercial		ALLOWED	EXPANDED
Residential			ALLOWED

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