



MEMO

TO: Planning and Zoning Commission

FROM: Doni Wilbanks
Planning Technician

DATE: January 14, 2013

SUBJECT: **Unified Development Code Amendment; Section 15-02-003(A)9**
Mobile Storage Containers

P12-006

Background

At the December 10, 2012 meeting, staff and the Commission discussed Town Council direction to review the Town's existing mobile storage container regulations in response to feedback or concerns expressed by local property and business owners as a result of recent code enforcement efforts. The discussion evaluated the current guidelines and their reasonability for Payson's businesses/residents.

Analysis

Following the Commission's previous discussion/direction concerning mobile storage units staff suggests the Commission consider the following items:

- *Unit size* - Mobile storage units shall not exceed eight (8) feet in height, eight (8) feet in width, and twenty (20) feet in length. (The most common size to be found is often 8'x8'x20'. Sixteen (16) feet lengths currently codified are not a standard size.)
- *Number of units* - A maximum of two mobile storage units or 320sf of mobile storage is permitted per commercial parcel/business or entity on properties up to one acre in size. A maximum of two additional units or 640sf of mobile storage may be permitted for parcels over one acre.
- *Residential uses* - No change to existing single-family residential regulations. Mobile storage units shall not be permitted for residential uses.
- *Multifamily uses* – Multifamily uses (apartments, condominiums) and uses that are conditionally allowed within multifamily zoned districts (hotels, hospitals, offices, etc) shall be allowed to utilize mobile storage in the same manner as commercially zoned properties.
- *Permits* - An over-the-counter permit shall be required for units that are to be temporarily placed on a property for up to one year. Screening shall not be required for units located on a property one year or less.
- *Exceptions* – With approval through the Conditional Use Permit process a mobile storage unit may be utilized for a period exceeding one year. Conditions of approval shall include provisions for screening, maximum time limits, etc.
- *Location* - Mobile storage units shall not be placed within a front or street side yard nor within required landscape areas, open space, or minimum required parking areas.
- *Setback* - Mobile storage units shall be located a minimum of fifteen (15) feet from a common property line. This requirement may be waived if adjoining property owner(s) provide a recorded agreement.

- *Separation* - Amend the requirement for a minimum of fifteen (15) feet separation from buildings on the site.
- *Appearance* – Mobile storage units may be white or off-white or may match the building exterior or complement the surroundings. Units may not display markings, advertisements and shall be maintained free of graffiti or other visual nuisances.

Motion

Following community input and additional Commission consideration at the January 14, 2013 public hearing, the Commission may direct staff to draft amendments to the code for formal consideration at its next regularly scheduled meeting.