

CHAPTER 1173

RESIDENTIAL PORTABLE TEMPORARY STORAGE UNITS AND CONSTRUCTION WASTE RECEPTACLES

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1173.01 PURPOSE AND INTENT.

The following regulations have been adopted to ensure that placement of portable temporary storage units complies with the health, safety, and welfare objectives of the City of Gahanna, and to preserve the aesthetic value of its residential neighborhoods.

1173.02 DEFINITIONS.

The following definitions shall apply for the purposes of this chapter:

- a. "Responsible party" shall mean the person who owns, rents, occupies, or controls the residential property.
- b. "Portable temporary storage unit" shall mean a transportable unit designed and used primarily for temporary storage of building materials (before they are utilized for building purposes); household goods; and other such materials for use on a limited basis only on residential property. Such unit shall not be considered a USTEB as defined in Chapter 1123 Definitions. Job trailers or tool sheds sited in conjunction with a building project shall not be regulated by Chapter 1173.
- c. "Supplier" shall mean the company or vendor which supplies the portable temporary storage unit to the residential property.

1173.03 DURATION.

- a. Portable temporary storage units shall be allowed for a period of thirty (30) consecutive days including the days of delivery and removal. **UPON REQUEST** OF the Planning and Zoning Administrator ~~shall request that~~ the responsible party and/or the supplier **SHALL** provide the exact date of delivery for compliance with this section. Failure to provide this information within the time frame stipulated by the Planning and Zoning Administrator ~~shall~~ **MAY** result in the removal of the temporary portable storage unit.

EXHIBIT A

b. In the event of fire, tornado, or natural disaster causing substantial damage to the primary residential structure, the property owner may apply to the City for permission to extend the time that a portable temporary storage unit may be located as a temporary structure on the property. Application for such extended duration shall be made in writing and filed with the Division of Building and Zoning office, and shall give sufficient information to determine whether such extended duration should be granted. The Planning & Zoning Administrator shall determine whether or not to grant such extended duration and the length of such extension. In the event of an adverse decision by the Planning & Zoning Administrator, the applicant may appeal such decision to the Board of Building and Zoning Appeals.

1173.04 LOCATION.

a. Portable temporary storage units are prohibited from being placed on a public street, road, alley, or right-of-way, except as approved by the Chief of Police who shall determine the placement of the unit, and its duration.

b. Whenever possible, the unit shall be placed on a hard surfaced driveway or parking area, and the required number of parking spaces in each single family zoning district shall at all times be maintained.

c. Such unit shall not exceed eight feet six inches (8'6") in height, ten feet (10') in width, or twenty feet (20') in length.

1173.05 NUMBER OF UNITS.

No more than one (1) portable temporary storage unit may be located on a single-family residential property at any time. If more than one unit is needed, a written request from the responsible party must be submitted to the Planning and Zoning Administrator for permission to place an additional unit on a single-family lot. In the case of a two-family, or multi-family dwelling, no more than one unit per address shall be permitted.

1173.06 USE AND MAINTENANCE.

a. No portable temporary storage unit shall be used as a dwelling unit, or to store solid waste, construction debris, demolition debris, recyclable materials, business inventory, commercial goods, goods for property other than at the residential property where the unit is located (i.e. used for retail sales), or any other illegal or hazardous material. Upon reasonable notice to the responsible party, the City of Gahanna may inspect the contents of any portable temporary storage unit at any reasonable time to ensure that it is not being used to store said materials. At no time shall a portable temporary storage unit be used for any of these purposes.

b. The responsible party, as well as the supplier, shall be held accountable for ensuring that the unit is maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing, or other holes or breaks at all times.

1173.07 CONSTRUCTION WASTE RECEPTACLES.

Construction waste receptacles may be located on residential property in conjunction with a valid building permit for a building or site improvement project, or for home improvement projects that do not require a building permit such as roof, siding, or

window replacement. No more than one (1) construction waste receptacle may be located on a single-family residential property at one time. In the case of a two-family, or multi-family dwelling, no more than one unit per address shall be permitted.

When possible, the receptacle shall be placed on a hard surfaced drive or parking area, and shall remain on site only during active construction or improvements. The Chief of Police shall approve the placement and duration of any receptacle placed on a public street, road, alley, or right-of-way.

1173.08 COMPLIANCE DATE

All portable temporary storage units must be brought into compliance with this chapter by January 1, 2009.

1173.99 PENALTY.

Any person, persons, firm, or corporation violating any provision, amendment or supplement of this chapter, or failing to obey any lawful order of the Planning & Zoning Administrator issued in pursuance thereof, shall be deemed guilty of a minor misdemeanor. Each and every day during which such violation of any provision, amendment, or supplement of this chapter occurs, or each and every day during which there is a failure to obey any lawful order of the Planning & Zoning Administrator, may be deemed a separate offense.