

ORDINANCE NO. 47-17

PASSED: May 22, 2017

ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF REYNOLDSBURG, OHIO: Amending Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171 General Requirements.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REYNOLDSBURG, OHIO:

SECTION 1. That Section 1171.06 Accessory Use; Accessory Structures of Chapter 1171 General Requirements of the Code of Ordinances of the City of Reynoldsburg be and is hereby amended to read as follows:

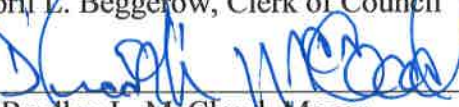
See Exhibit "A" attached hereto and incorporated herein.

SECTION 2. That existing Section 1171.06 be and is hereby repealed and replaced.

SECTION 5. That upon adoption by Council this ordinance shall be in effect thirty days following signature by the Mayor.

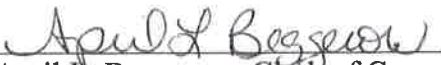
  
\_\_\_\_\_  
Doug Joseph, President of Council

ATTEST:   
\_\_\_\_\_  
April L. Beggerow, Clerk of Council

APPROVED:  DATE \_\_\_\_\_  
Bradley L. McCloud, Mayor

CERTIFICATE

I, April L. Beggerow, Clerk of Council, City of Reynoldsburg, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 47-17 as passed by Council of said City on the 22<sup>nd</sup> day of May, 2017 and as recorded in the Record of Proceedings of said Council.

  
\_\_\_\_\_  
April L. Beggerow, Clerk of Council

Filed with Mayor: 5/23/17

Published: \_\_\_\_\_

CHAPTER 1131 - Definitions

~~Portable-Temporary~~ Portable Storage Units. A transportable unit designed and used for the temporary storage of building materials, household goods, commercial goods, waste, or other ~~such~~similar materials.

CHAPTER 1171 – General Requirements Regulations

1171.06 ACCESSORY USE, ACCESSORY STRUCTURE.

~~(d) Portable Temporary Storage Units. A zoning certificate shall be obtained from the Zoning Officer prior to the placement of a portable temporary storage unit on a property. No more than one unit is permitted on a property at any given time the duration of which shall not exceed a period of fourteen days. The unit must be placed on a hard surface (not grass), and must be on the property for which it is being used. The use of these units shall be limited to no more than twice in any twelve month period. Permission to exceed these limitations may be granted by the Board of Zoning and Building Appeals. A portable temporary storage unit is not permitted as a permanent accessory structure regardless of the proposed location of the unit on a parcel.~~

~~—— (1) Calamity exception. If the portable temporary storage unit is being used to store personal property as a result of a major calamity (e.g. fire flood or other event whm-e there is significant property damage) the Board of Zoning and Building Appeals may extend these time periods.~~

~~—— (2) Approved construction project. If the portable temporary storage unit is being used to store materials as part of an approved construction project in a commercial or industrial district, the portable temporary storage unit may remain onsite as long as there is a valid open building permit obtained through the City of Reynoldsburg.~~

(d) Temporary Portable Storage Units. Temporary portable storage units may be considered a temporary accessory use when they are placed on a lot for the purposes of storing items on that lot. No temporary portable storage unit may be placed on a lot in a manner inconsistent with this section. Temporary portable storage units are not permitted as permanent accessory structures and shall be subject to the following regulations:

(1) Location. Temporary portable storage units must be placed on the lot for which they are storing items and must be placed on a permanent surface such as a driveway or parking lot. On non-residential lots, the Planning & Zoning Administrator may require relocation of any temporary portable storage unit that restricts vehicle access to a site.

(2) Duration. One (1) temporary portable storage unit may be placed on a lot for a period of up to seven (7) consecutive days, once per calendar year without a zoning certificate. Upon review and approval of a zoning certificate, this period may be extended to a period of up to twenty-one (21) additional days.

(3) Exceptions for construction project. Temporary portable storage units may be placed on any lot with an active building permit. The Building Official and Planning & Zoning Administrator may make a determination as to the number and location of placement of the temporary portable storage units warranted for the project, and shall have the power to order removal of any unwarranted units. Such approvals shall not require a zoning certificate and shall expire upon the completion of the project, upon expiration of the zoning certificate, or expiration of the building permit.

(4) Additional Exceptions. The Board of Zoning and Building Appeals may grant approvals to exceed these regulations as a special exception in all districts. In addition to the standards for approval found in Section 1145.09 of the Zoning Code, the Board shall also consider the following:

A. Calamity. That a major calamity (e.g. fire, flood or other event where there is significant property damage) exists at the site and that the additional units or additional time are required to store property from the site as a result of that calamity.

B. Necessity. That the placement of additional storage units or the granting of additional time is necessary and germane to the operation of the main use.

C. Public purpose. That the placement of additional storage units or the granting of additional time serves a public purpose for the City or another public authority.