



**DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES**

*Planning Division*

**m e m o r a n d u m**

**TO:** Mayor Laurel Lunt Prussing

**FROM:** Elizabeth H. Tyler, FAICP, Director

**DATE:** September 8, 2011

**SUBJECT:** Request by the Zoning Administrator to amend Section VI-9 of the Urbana Zoning Ordinance regarding portable storage containers (Plan Case No. 2142-T-11)

---

At the September 6, 2011 City Council meeting, the Council requested certain amendments to the draft ordinance concerning portable storage containers, including:

- Flexibility in time limits for reasons like construction; and
- Clarification on permitting for properties with multiple addresses, subject to property owner/manager approval.

Please find attached a draft ordinance which addresses these two issues. Proposed new wording is shown as underlined, and proposed deleted wording is shown as ~~struck out~~.

Additionally, the term “private property” has been clarified in the draft ordinance to mean land outside a public street right-of-way.

Prepared by:

---

Robert Myers, AICP, Planning Manager

Attachments: Draft Ordinance

cc: Bill Gray, Urbana Public Works Director

ORDINANCE NO. 2011-09-108

AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING ORDINANCE OF

THE CITY OF URBANA, ILLINOIS

(Adding Section VI-9 entitled "Portable Storage Containers" -

Plan Case No. 2142-T-11)

WHEREAS, the City Council of the City of Urbana, Illinois adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, the Zoning Administrator has applied to adopt a new Section VI-9, Portable Storage Containers, which would provide standards for the time, place, and manner of storage of such containers; and

WHEREAS, said text amendment is consistent with the goals and objectives of the Urbana Comprehensive Plan; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing on this application at their May 5, 2011 and August 4, 2011 meetings; and

WHEREAS, the Urbana Plan Commission on August 4, 2011 voted 6 ayes to 0 nays to forward this application to the Urbana City Council with a recommendation for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, that the Urbana Zoning Ordinance shall be amended as follows:

Section 1. That a new Section VI-9, Portable Storage Containers, is hereby adopted ~~amended~~ to read as follows:

**Section VI-9. Portable Storage Containers**

- A. *Purpose and intent.* The purpose of this Section is to insure that portable storage containers as defined herein are used for the short-term, temporary storage and transport of personal property; and do not impede vehicular access, traffic flow or circulation, or create public safety hazards. This section intends that portable storage units be placed on private property unless site constraints dictate placement elsewhere, in which case placement within a public right-of way shall be allowed by a permit issued by and at the discretion of the Urbana Public Works Department.
- B. *Definition.* For the purposes of this section, portable storage containers shall be defined as any container designed to store personal property or construction equipment and which is typically rented, delivered, loaded, and removed by truck.
- C. Notwithstanding provisions of any contrary City ordinance or regulation, portable storage containers located outside of a fully-enclosed structure shall comply with the following restrictions:
1. *Permit.* If the portable storage container is located outside a public right-of-way ~~on private property~~, the Urbana Zoning Administrator or designee shall issue permits for portable storage

containers so placed for more than seven days. Urbana Public Works shall issue permits for portable storage containers located within public rights-of-way for any period of time.

2. *Maximum number and time limits.* With property owner approval, Within any twelve month period, the Zoning Administrator or Public Works Department may issue permits allowing one (1) portable storage container per each address within any twelve month period. placed on private property. The for a maximum time period shall be of thirty (30) consecutive days for containers located outside a right-of-way or on an adjoining public right of way for a maximum of 72 hours for containers located on a public right-of-way. When good cause is shown by the applicant, including construction and other activities, the Urbana Zoning Administrator may extend grant up to 30 additional time days and/or one additional storage container. located on private property when good cause is shown by the applicant.
3. *Placement.* Portable storage containers shall be placed on a paved or gravel surface. When space is unavailable due to site constraints, the Zoning Administrator may allow placement of containers on other surfaces, or one (1) portable storage container may be placed on the right-of-way in a legal parking space and with approval by Urbana Public Works Department.
4. *Dimensions.* No portable storage container shall have dimensions greater than twenty (20) feet in length, eight (8) feet in width, and eight (8) feet in height. The Urbana Zoning Administrator may make exceptions to dimensional requirements when necessary.

5. *Signs*. Other than the required city permit(s), no sign shall be attached to a portable storage container.

6. *Maintenance*. All portable storage containers shall be maintained in a condition free from rust, peeling paint and other visible forms of deterioration.

D. *Industrial Districts*. Portable storage containers as defined herein and located on private property in IN, Industrial, zoning districts shall be exempt from the requirements of this Section; provided, such containers located on public rights-of-way however shall comply with this Section and any conditions stipulated by Urbana Public Works.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the \_\_\_\_ day of \_\_\_\_\_, 2011.

PASSED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2011.

AYES:

NAYS:

ABSTAINED:

\_\_\_\_\_  
Phyllis D. Clark, City Clerk

APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Laurel Lunt Prussing, Mayor

**CERTIFICATE OF PUBLICATION IN PAMPHLET FORM**

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the \_\_\_\_ day of \_\_\_\_\_, 2011, the corporate authorities of the City of Urbana passed and approved AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (Adding Section VI-9 entitled "Portable Storage Containers" - Plan Case No. 2142-T-11 which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. \_\_\_\_\_ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2011.