



Agenda Report

Agenda of:	December 3, 2025
Department:	Community Development
Subject:	Discussion on the Comprehensive Zoning Ordinance, amending to include language for temporary storage

Recommended Motion:

No staff recommendation. Only on the agenda for discussion.

Background:

The purpose of this item is for the Planning & Zoning Commission to review and consider a proposed amendment to the City's Zoning Ordinance to establish a formal definition and development standards for Temporary Storage Containers (e.g., PODS®, portable moving containers, and similar units).

The City has recently experienced an increase in the use of temporary storage units within residential and commercial areas. At present, the City's Zoning Ordinance does not include a specific definition or regulations addressing where these containers may be located, how long they may remain on a site, or minimum maintenance standards. The lack of clear language has created enforcement challenges and inconsistencies in how these structures are treated across different zoning districts.

The proposed ordinance provides a consistent approach for regulating Temporary Storage Containers and ensures they are used only for short-term purposes, do not interfere with traffic or emergency access, and do not become de facto permanent accessory structures.

SUMMARY OF PROPOSED AMENDMENTS

The ordinance would add a new definition of Temporary Storage Container to Article II (Definitions) and establish the following standards:

1. Applicability

- Applies to placement of Temporary Storage Containers in all zoning districts.
- Ensures consistent enforcement City-wide.

2. Limitations on Number and Duration

- Residential Districts:
 - One container allowed for up to 30 consecutive days within any 12-month period.
 - One 30-day extension may be granted by the Community Development Director.
- Commercial/Industrial Districts:
 - Allowed for the duration of an active construction permit.
 - Containers not tied to construction limited to 60 consecutive days unless approved.

3. Placement Requirements

- Must be placed outside of the public right-of-way, fire lanes, required parking, and visibility triangles.
- Minimum 5-foot setback from property lines.
- Must be on a paved or stabilized surface.

4. Permit Requirement

- Permit required for containers on-site for more than 48 hours.
- Application includes placement sketch, dates, and responsible party information.

5. Maintenance Standards

- Containers must be in good condition (no major rust, graffiti, peeling paint, or structural defects).
- Must remain secured and not used for habitation or hazardous materials.

6. Prohibited Uses

- Cannot be used as permanent accessory structures, offices, fencing, or screening.
- Cannot be used for residential or commercial occupancy.

Attachments:

- Temporary Storage Amendment Language

Submitted by: Breana Soto