



# Memorandum on Zoning Ordinance Amendment

**TO:** Grosse Pointe Woods Planning Commission  
**FROM:** Brigitte Wolf, AICP  
**SUBJECT:** Zoning Ordinance Amendments – Temporary Dumpster at Residential Properties  
**DATE:** March 22, 2024

As the Zoning Ordinance is now, there is a provision regulating personal storage units in all districts, including residential districts; however, there is no mention of dumpsters. Temporary use of dumpsters are necessary for home renovation projects or in other instances. Given this, City Administration, the City Attorney, and the Building Department have proposed revisions, shown on the following pages, to Section 50-4.27. The Building Official will be present for any questions during the meeting. Pending any comments brought forth in the public hearing, we recommend making a positive recommendation to Council to adopt the revisions proposed.

## **ZONING ORDINANCE LANGUAGE – PORTABLE STORAGE UNITS**

### **Current Requirements (Section 50-4.27)**

A currently written, personal storage units includes the following and does not mention dumpsters or dumpster trailers:

*Personal storage units (“PSU” also commercially known as “pods”) are prohibited in all zoning districts unless all of the following conditions are met:*

- A. A permit must first be obtained from the building official. Only one 30 day permit shall be granted for each property owner per calendar year. The permit may be issued for 30 consecutive or nonconsecutive days. In the event the permit is granted, a \$25.00 fee shall be charged. The fee amount is subject to amendment by council resolution.*
- B. The location will be determined by the building official. The building official will first determine whether it is possible for the PSU to be located in the backyard of the property or behind the front setback. In making such determination, the building official will take into consideration access to the property for residential, construction and emergency vehicles and other criteria. If the building official makes a determination that a location behind the front yard setback is not feasible, then the PSU may be placed on the driveway or in front of the home.*
- C. The PSU shall not contain any hazardous waste, flammable materials, or other materials which in the opinion of the building official or fire marshal are likely to constitute a hazard. Acceptance of the permit on behalf of the property owner constitutes consent to search the PSU at any time.*

### **Revision Included in Section 50-4.27**

The proposed revisions are included on the following pages.