



Application Form

Steel Storage Container

Required Submittals:

Site Plan (showing location of all containers, structures, fences and buildings)

Site Information:

Address _____

Tax I.D. Number _____

Current Zoning _____ Acreage _____

Total Square Footage of Containers _____

Total Square Footage of Existing Structures _____

Will containers be painted or placed behind a fence? (V.C.C. 16.24.155 B8)

Fence

Painted Color _____

Applicant:

Name _____

Address _____ Phone _____

City _____ State _____ Zip Code _____

I certify that this information is correct to the best of my knowledge.

Signature _____ Date _____

Property Owner:

Name _____

Address _____ Phone _____

City _____ State _____ Zip Code _____

I consent to this application and to allow city staff to enter the property for site inspections.

Signature _____ Date _____

FOR OFFICE USE ONLY

Application Number _____ Date _____ By _____

Required Fee _____ Date Paid _____ Receipt # _____

Chapter 16.24 SUPPLEMENTARY REGULATIONS

Section 16.24.155 Portable storage containers - uses.

A. Portable storage container prohibited. Except as specifically allowed in this Section, portable storage containers are prohibited in all zones.

* B. Portable storage containers where allowed. Except as limited by Section 4(a), a portable storage container, as defined in Section 16.04.464 of this Title, shall be considered as an allowed use in the I-1, C-2, CC-1, CP-2, CCP-1 and HC-1 zones with the following limitations:

* 1. Permits required. -

a. Prior to the placement of a portable storage container the property owner must submit an application for a permit on the form established by the City Planning Department and shall include with the permit application, at a minimum, a site plan showing the location of all buildings, structures, and fences and the proposed location of the portable storage container, the square footage of the portable storage container, the zone in which the real property is located, and show how the real property will comply with the terms of this ordinance.

b. All fees established in accordance with the Vernal City building permit Fee Schedule for such permit must be paid at the time of filing the application.

2. Permit processing. Permits for portable storage containers shall be processed and approved through the City's building official unless the combined number of containers on any one parcel exceeds 1000 square feet. In which case, the placement of any storage containers must be approved by the City's Planning Commission in accordance with a duly submitted site plan and in accordance with applicable development standards of the City and subject to the provisions of this Section.

3. Secondary use.

a. The use of portable storage containers shall be a secondary use requiring that a primary, permanent structure be located on the same parcel of real property where the business associated with the portable storage container is regularly transacted in accordance with all applicable Vernal City ordinances and regulations.

b. The use of the portable storage container must be for the sole benefit of the business or primary, permanent structure located on the same parcel of real property.

4. Use for storage only. A portable storage container, except as provided in Section 4(a) and (b) shall be used for storage purposes only. No occupancy or other use of the storage container shall be allowed.

a. Temporary use. A portable storage container may be temporarily used in any zone for up to seven (7) consecutive calendar days for the purpose of storing items being moved from and to the premise. The storage container may not be placed on any public street for that purpose. A portable storage container may be temporarily used in any zone on any construction site when construction is actively taking place. The container must be removed before any Certificate of Occupancy shall be issued.

b. Sale or rental of containers. Sales and rentals of portable storage containers shall be considered an allowed use only in the I-1 industrial zone.

5. No use of parking area. A portable storage container on any parcel may not

occupy any parking spaces on that parcel that are required as parking pursuant to the Vernal City off-street parking ordinances, including any parking spaces required in a site plan approved for that location by the City's Planning Commission.

6. **Set backs.** All portable storage containers, excepting those allowed under Section 4(a), must be set back from the front property a minimum of twenty-five (25) feet unless set back requirements for the particular zone in which the storage container is placed requires a deeper set back. Any side or rear set back requirements for the particular zone in which the storage container is placed shall apply to the placement of such container.

7. **Stacking prohibited.** Stacking of portable storage containers is prohibited in all zones except an I-1 industrial zone. Stacking of portable storage containers in an I-1 industrial zone is limited to four (4) storage containers in height.

8. **Color.** Except in an I-1 industrial zone, all portable storage containers shall be painted in a neutral color in such a way as to match the primary building or structure, or shall be behind a six (6) foot, site-obscuring fence, maintained by the property owner for the purpose of eliminating from view the portable storage container(s) from the public roadway fronting the business. Any stricter site-obscuring fencing requirement for the particular zone or use in which the storage container is placed shall be enforced.

9. **Percentage of use.** Except in an I-1 industrial zone, a portable storage container or containers shall not occupy more than 25% of the total parcel on which the container(s) is located, nor shall the container(s) exceed 35% of the total square footage of the primary structure.

C. **Pre-existing uses.** All owners of real property upon which portable storage containers are presently located as of the 6th day of December, 2006 must apply for a permit pursuant to the terms of this ordinance for said storage containers no later than December 31, 2006 documenting all existing storage containers as of December 6, 2006. As to storage containers placed prior to December 6, 2006 and as to which a permit is obtained no later than December 31, 2006, the following sections of this ordinance shall be inapplicable: B(1)(b), B(2), B(3)(b), and B(9). All storage containers placed in the City after December 6, 2006 shall be subject to all of the terms and conditions of this ordinance.

(Ord. 2009-01, Amended, 03/18/2009, Prior Text; Ord. 2006-28, Add, 12/14/2006)