

Memo

To: Zoning Commission

From: Donald Carroll

Date: 6/11/2009

Re: Amendment to Section 40-58 (e)

11 At the request of Mayor Doyle, this is Staff's recommendation to amend our Zoning Ordinance in order to dis-allow containerized boxes typically used for storage in our commercial zoning districts. More specifically, to prohibit the utilization of these boxes from properties located within our Gateway Corridor, and only allow these boxes in zoning districts designated for industrial land uses.¹¹ The recommended text has been offered approved by the Planning Board at the April 20, 2009 meeting and has been workshopped with the Zoning Commission on May 5, 2009 and is ready to move forward with a Public Hearing at the July 7, 2009 Zoning Commission meeting.

— PROPOSED TEXT

Proposed Amendment to Section 40 - 58 (e)

shall only be allowed in certain Districts.

- e) Any metal shipping containers used as an accessory building in a district that is zoned for commercial use (zoning districts being "F", "F-1", "G", "H" and/or within construction site areas) not to exceed 24 months. The containers allowed within the approved zoning districts shall be located within the rear 1/3 of the lot and must adhere to the established performance standards for the above referenced zoning districts. *There*

EXISTING TEXT TO BE DELETED

(e) Any metal shipping containers used as an accessory storage building in a district that is zoned for commercial use ("O-P", "D", "D-1" "E", "E-1", "E-2", "E-3", "E-4", "F", "F-1", "G", "G-3", "LGBD) shall be located on the rear one-half of the lot. The minimum distance between detached structures shall comply with the requirements of the zoning district the container will be located within. The building set backs will also comply to that particular zoning district. Metal shipping containers shall not be visible to any public street and screening will be required per section 40-59 and section 40-92.

(Ord. No. 94-05, § 8, 4-20-94; Ord. No. 07-26, § 1, 8-1-2007)

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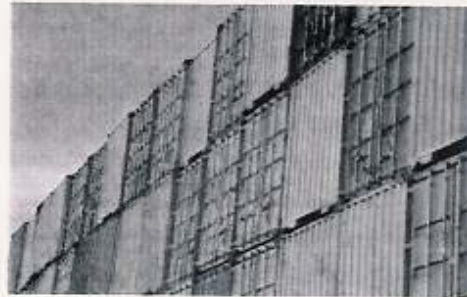
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