Legislation Text

File #: ORD 17-072, **Version:** 1

Consideration of and action on the results of the joint public hearing and a proposed ordinance amending Appendix A-Zoning, Section 7-Commercial Districts of the Code of Ordinance related to shipping containers.

Summary:

The City of Deer Park is requesting the City of Deer Park Code of Ordinances be amended by adding Appendix A-Zoning, a new Section7.02.4.4 Special Use Permit, to Section 7 -Commercial Districts.

The following uses may be allowed pursuant to an ordinance adopted by council, following public hearings and passage of an ordinance by council on the application pursuant to Appendix A - Zoning Ordinance, Section 19:

1. Shipping Containers. Shipping containers may be allowed in the General Commercial District (GC) for outdoor storage purposes subject to compliance with all the following requirements:
a. The commercial use must be a minimum of 25 acres in size;
b. Shipping containers must be located behind the primary structure;
c. Shipping containers must be fenced and screened from public view along public rights-of-way by an opaque fence that is a minimum of eight (8) feet in height, measured from the ground;
d. Shipping containers shall not be placed in required loading zones, parking areas, easements, internal street lanes, or fire lanes;
e. Shipping containers shall be placed only on cast in place concrete or asphalt surface;
f. Shipping containers shall not exceed forty (40) in number at any time;
g. Shipping containers shall not be stacked;
h. Shipping containers will be allowed for no more than one hundred (100) consecutive days, once a year, which time shall include mobilization and demobilization. The one hundred (100) days begins on delivery of first container and ends on removal of the last container.
i. Shipping container placement must meet all applicable permanent construction setback requirements of city codes.

Fiscal/Budgetary Impact:

None

Approve ordinance