

**TO: Community Development Committee** **Item Number: 00**  
**FROM: Planning & Development Services Staff** **DATE: Tuesday April 12, 2011**  
**SUBJECT: Community Development Committee Recommendation: Review of Portable On Demand Storage (POD) Units and Roll-Off Containers and Recommended Regulations.**

The Community Development Committee met on March 22, 2011 and received a presentation from staff concerning Portable On Demand Storage Units and Roll-offs. The committee voted to forward the following modified version of staff's recommendation to the City Commission for consideration.

**1. Definition**

This definition is intended to clarify the understanding and characteristics of PODS and roll-offs:

Portable storage unit: Any portable, weather-resistant receptacle designed and used for the storage or shipment of personal property, household goods, wares, building materials or merchandise, which is typically rented, or sold, to owners or occupants of property for their temporary use and which is delivered and removed by truck. The term shall not include structures, buildings, yard waste containers, any other container.

Roll-off: is an open top dumpster characterized by a rectangular footprint, utilizing wheels to facilitate rolling the dumpster in place. The open top container is designed to be transported by special roll-off trucks. Roll-offs are commonly used to accommodate materials associated with construction and demolition waste or other waste types.

Source: [http://en.wikipedia.org/wiki/Roll-off\\_\(dumpster\)](http://en.wikipedia.org/wiki/Roll-off_(dumpster))

**2. Regulations for PODS and roll-offs**

**2.1** PODS and Roll-off shall be regulated in accordance with the provisions listed in the table below:

Zoning Districts	Regulating Code
Business districts	In accordance with Section 30-67
Industrial Districts	In accordance with Section 30.68
Residential (single family and multi-family) and office districts	Current Proposal to be included in Sec. 30-56.2

Additionally, it is important to revisit and extend text in Sec. 30.67 as these provisions will be applicable to the majority of zoning districts. The current extent of this section does not necessarily address the use of PODS in such zoning areas.

## 2.2 Permits and Placement Standards

- A. No permit is required to establish PODS and roll-offs on property zoned residential and office. However, PODS and Roll-off shall be regulated in accordance with the following standards.
  
- B. Placement: PODS and roll-offs may be placed in accordance with the following.
  - 1. Shall be placed in a stable location that does not present a safety hazard to the subject property and surrounding adjacent properties.
  - 2. Shall be placed within the boundaries of private property.
  - 3. Except as approved by Public Works, shall not be placed within the public right-of-way or within the limits of a private street intended to provide access and circulation to more than one property owner.
  - 4. May be placed within a completely enclosed building in accordance with allowable uses for the specific zoning district.
  - 5. Shall be placed outside any structure but must be located within the front or side area of the principal building. However, if a location is not feasible in the front or side yard, it may be placed in an alternate location which is visible from the public right-of-way. As a temporary facility, PODS and Roll-offs may be placed within the zoning setbacks.
  
- C. Duration of time: PODS and Roll-offs may be allowed on a property for no more than 30 calendar days.
  
- D. PODS and Roll-offs located in a residential or office district shall display a "Proof of Delivery Certificate", showing the date on which the storage facility was placed on the property. The "Proof of Delivery Certificate" shall be conspicuously displayed in a manner that is visible to a city official.
  
- E. When unattended, PODS and Roll-offs shall be kept in a manner that does not become an attractive nuisance to children and a menace to their health and safety when accessible to them whether or not such children are trespassers.

- F. PODS and Roll-offs as hereby approved shall not be used as a place for customary residential dwelling
  
- G. PODS and Roll-offs may be placed no closer than 5 feet from a regulated tree, the City Manager or designee may allow placement closer than 5 feet based on the ability to maintain the health of the tree.
  
- H. PODS and Roll-offs shall not be used for the storage or handling of hazardous materials.