

**AN ORDINANCE AMENDING SECTIONS 1103.03 AND 1181.15 OF THE PLANNING AND ZONING CODE PERTAINING TO THE REGULATION OF PORTABLE STORAGE CONTAINERS**

WHEREAS, the Village continually receives complaints about the use of portable storage containers in the Village;

WHEREAS, Council finds that the use of portable storage containers in the Village compromises the health, safety, and welfare of the Village;

WHEREAS, the Village Council wishes to regulate portable storage containers in the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, County of Summit, State of Ohio that:

SECTION 1. Section 1103.03, "Definitions" of Chapter 1103 of the Planning and Zoning Code of the Codified Ordinances of the Village of Richfield is hereby amended as follows:

**"A "portable storage container" is a permanent or temporary building/structure designed and used for storage that may be delivered onsite and picked up and removed to a different location. Examples of portable storage containers include shipping containers, PODs, or similar items commercially available for the same purpose. A dumpster is a portable storage container, unless it is used for holding waste, garbage, or refuse."**

SECTION 2. That any ordinances or resolutions in conflict with the foregoing are hereby repealed.

SECTION 3. Section 1181.15, Temporary Buildings of Chapter 1181 of the Planning and Zoning Code of the Village of Richfield is hereby amended as follows:

**"1181.15 TEMPORARY BUILDINGS OR STRUCTURES AND PORTABLE STORAGE CONTAINERS.**

Temporary buildings or structures for uses incidental to construction work on multiple lots in the Village or for public improvement projects in the Village may be erected within the district(s) in which the work is taking place. The exact location of said temporary buildings or structures is subject to the approval of the Zoning Inspector. However, such temporary buildings or structures shall be removed upon completion or abandonment of the construction work.

**Portable storage containers are prohibited in all residential Zoning Districts except: (a) during active construction on a residential property, one-three**

portable storage containers may be placed on the property where construction is taking place during the first 60 days of active construction; and (b) when someone is moving in or out of a residential property, ~~one~~ **three** temporary storage containers may be placed on the residential property for a period of no more than 10 days, **unless otherwise authorized by the Director of Planning and Zoning**. A zoning certificate is required before any portable storage container can be placed in a residential Zoning District under (a) or (b).

In non-residential districts, ~~one~~ **three** portable storage containers may be placed on a property as a non-permanent accessory use solely to provide temporary storage during the duration of an active construction project taking place on the same property, adjacent property under common ownership, or on municipally owned land. If more than ~~one~~ **(1)three** portable storage containers ~~are~~ **is** needed, approval of the request for additional storage containers must be made during the development plan review process with Planning Commission. The portable storage container(s) shall be removed upon completion or abandonment of the construction work.

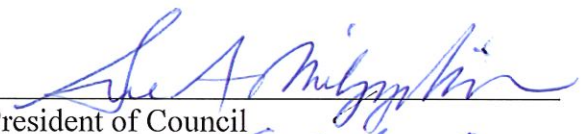
For the avoidance of doubt, a portable storage container is prohibited as a permanent accessory storage structure or building everywhere in the Village.”

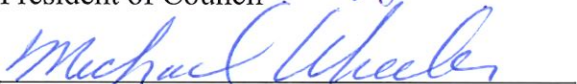
SECTION 4. That any ordinances or resolutions in conflict with the foregoing are hereby repealed.

SECTION 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees or subcommittees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 6. This Resolution shall be in full force and effect after the earliest period allowed by law.

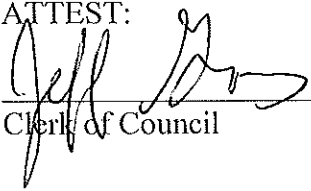
PASSED: 9-5-2023

  
President of Council

  
Mayor

Dated: 11/8/2023

ATTEST:

  
\_\_\_\_\_  
Clerk of Council

