

## 2.1 MEANINGS OF WORDS AND TERMS

**Metal Storage Container** – A steel or other metal storage container sometimes referred to as a cargo container or CONEX box, which is independent of any trailer or axles, and is commercially produced and designed for the purposes of storage of personal or commercial belongings/products. This does not include tractor-trailers, boxcars, or vehicle cargo box/body.

## 4.9 OUTDOOR STORAGE

- A. Residential Zoning. Outdoor Storage of objects and materials shall be permitted as accessory uses when a primary use on the property has been established.
1. No **travel trailer**, motor home, **recreational vehicle (including park trailers)**, or boat stored on residentially zoned parcels or **lots** shall be made suitable for on-site occupancy unless permitted in the specific zoning regulation. Evidence of an on-site residency shall consist of at least three (3) of the following conditions:
    - a. Connection to a source of power.
    - b. Connection to a source of water.
    - c. Connection to sewer or septic system.
    - d. Raising or leveling by means of jacks, stands or **blocks**.
    - e. Having a mailbox.
    - f. Having any attached or **adjacent structure** or improvement, which enhances on-site livability and/or decreases the mobility of the vehicle.
    - g. Removal of wheels, axles or hitches on a vehicle normally fitted with wheels, axles and/or hitches. All vehicles shall be kept in reasonable repair and neatly arranged to resemble a parked position.
  2. The installation or placement of a metal storage container is allowed as an accessory use, solely for the storage of personal items owned by the property owner or occupant with the following provisions:
    - a. Properties located within the SR-1 up to SR-2.5 zoning districts are limited to a maximum of one 20-foot metal storage container. A smaller container may be placed on the property. However, properties are limited to a maximum of one container regardless of size.
    - b. Properties located within the AR-4 and AR-5 zoning districts are limited to two (2) 40-foot metal storage containers. Smaller containers may be placed on the property. However, properties are limited to a maximum of two containers regardless of size.
    - c. A land use permit shall be obtained prior to placement of the unit(s). Metal storage containers under 200 square feet are exempt from building permits but require a land use permit. Metal storage containers over 200 square feet may require a building permit.
    - d. All containers shall be placed in the rear yard area and shall meet the Property Development Standards of the respective zoning districts.

- e. All containers shall be painted and maintained to a single color within fifteen (15) days of placement. Graffiti left on the container is not permissible. It is encouraged that the containers color be either the primary structure's color or an earth tone consistent with the surrounding terrain.
- f. Any physical modifications made to the container will need to comply with applicable Town Codes and come through the permitting process prior to the work being done.
- g. Electrical service may be run to the container for lighting only. This will need to come through the permitting process and comply with applicable Town Codes.
- h. Placement of the metal storage container is subject to drainage and building safety requirements.
- i. Temporary uses of such containers can be administratively approved in conjunction with a Town issued building permit.

**B2. Commercial, manufacturing and industrial zone. Outdoor storage** of objects and materials shall be permitted as **accessory use** when a primary **use** has been established in **commercial, manufacturing and industrial zones**, providing the following conditions are met:

- a-1. All **outdoor storage** must be stored at least thirty-five (35) feet from the edge of the pavement or other prepared **street** subject to:
  - ai. Storage may not occur within ten (10) feet from any **street** or property line.
  - bii. Any material or objects stored within the required front or **street side yard** shall not exceed eight (8) feet in height.
- b 2. Flammables stored outdoors must be a minimum of ten (10) feet from any property line or such storage must be previously approved by the local fire department.
- e-3. No **travel trailer**, motor home, **recreational vehicle** or boat stored on **commercial, manufacturing or industrial** zoned parcels or **lots** shall be made suitable for on-site occupancy unless permitted in the specific zoning regulation. Evidence of an on-site residency shall consist of at least three of the following conditions:
  - ai. Connection to a source of power.
  - bii. Connection to a source of water.
  - ciii. Connection to sewer or septic or sewer system.
  - dii. Raising or leveling by means of jacks, stands or **blocks**.
  - ev. Having a mailbox.
  - fvi. Having any attached or **adjacent structure** or improvement, which enhances on-site livability and/or decreases the mobility of the vehicle.
  - gvi. Removal of wheels, axles or hitches on a vehicle normally fitted with wheels, axles and/or hitches.
- 4d. All **outdoor storage** shall be arranged in a neat and orderly manner or screened from the view of neighboring properties.

5E. The placement of metal storage containers on commercial and industrial property within the Town of Chino Valley shall be regulated as follows:

- a.i. A land use permit is obtained prior to placement of the unit(s). Units under 160 square feet are exempt from building permits. Units over 160 square feet may require a building permit.
- b.ii. All containers shall be placed at the rear of the business and meet all other Property Development Standards of the respective zoning districts. Those containers that can't be placed in the rear of the building must be screened.
- c.iii. All containers shall be painted and maintained to a single color within fifteen (15) days of placement. Graffiti left on the container is not permissible. It is encouraged that the containers color be either the primary commercial or industrial structure's color or an earth tone consistent with the surrounding terrain.
- d.iv. Electrical service may be run to the container for lighting only. This will need to come through the permitting process and comply with applicable Town Codes.
- e.v. Commercial and industrial properties are allowed one (1) 20-foot metal container for every 1000 square feet of commercial or industrial building on site. However, placement of the container(s) cannot negatively impact or infringe on the site in regards items such as parking, landscaping, traffic circulation, outdoor lighting, setbacks, buffer yards etc.
- f.vi. Placement of the metal storage container is subject to drainage and building safety requirements.
- g.vii. Placement of metal storage containers related to a temporary use (i.e. onsite construction) may be administratively approved in conjunction with a Town issued building permit.

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