

TOWN OF SPRINGFIELD ORDINANCE 23-04, ZONING ORDINANCE AMENDMENT #12 RELATED TO STORAGE & SHIPPING CONTAINERS

WHEREAS, changes in the global shipping industry since 2020 have resulted in a significant surplus of shipping containers. The surplus, in turn, has made containers readily available at discounted cost. Creative individuals have begun to use shipping containers for on-site storage, construction of tiny houses and other uses.

WHEREAS, the Town has determined that shipping containers, as defined herein, should not be permitted in any residential zone, and should be regulated in other locations.

NOW, THEREFORE, the Town Board of Supervisors of the Town of Springfield, does hereby ordain as follows:

Article One. Section 1.022 (85a) [Definitions] of the Zoning Code is created to read:

(85a) “Portable Storage Container” means a container, storage unit, shed-like object of other portable structure other than an accessory building, yard maintenance building, shed that complies with the requirements of this ordinance, garage or other object that is used for the temporary storage of personal property and is located outside an enclosed building. The term also includes a dumpster used for temporary storage of waste materials.

Article Two. Section 1.022 (103a) [Definitions] of the Zoning Code is created to read:

(103a) “Shipping Container” means an object constructed for use in shipping commodities, products or goods which is not a Portable Storage Container. The term includes, but is not limited to, containers used in intermodal shipping which are generally 20- or 40-feet long and approximately 8 feet wide and 8 to 10 feet high, more or less, as well as other structures used in shipping. An object need not be completely enclosed to constitute a “Shipping Container.”

Article Three. Section 1.045, Land Use Tables, is amended as follows

USES ▼ DISTRICTS ▶	AG	EA	AE	RC	NRR	PRD	COM	IND	NR	RCOM	RBB	RUC	PUD	SFR	MFR
Portable Storage Container on property for more than 30 days. [Def. 1.022(85a)]	P	P	C	C	C	C	P	P	C	C	C	C	C		
Shipping Containers [Def. 1.022 (103a)]	P	P	C	C	C	C	P	P	C	C	C	C	C		

Article Four. Section 1.0637 [Seasonal Storage] is amended to read:

1.0637 Seasonal storage of recreational equipment and motor vehicles; shipping containers: secondary standards. (1) Recreational equipment and motor vehicles may be stored on the premises provided the equipment is owned by private individuals other than those residing on the premises and the storage is

located within an existing farm building and completely enclosed therein. The storage of a dealer's inventory or construction of any new buildings for storage shall be a commercial use. In the exclusive agricultural district, the storage must meet the definition of an accessory use.

(2) Shipping containers. (a) Shipping containers may not be placed in any residential zone.

(b) Shipping containers placed as permitted uses in agricultural, industrial or commercial zones shall be located in rear yards and screened from the view of adjacent residences. The total area of all shipping containers on a property may not occupy more than one percent of the total lot area.

(c) Shipping containers may not be used for human habitation for any amount of time.

(d) Shipping containers may not be stacked, fastened or welded together or connected to electrical service.

(e) Placement of more than five (5) shipping containers on a property requires a conditional use permit.

The amendment shall take effect upon its publication on the Town's website.

Dated: Dec. 6, 2023

TOWN BOARD OF THE TOWN OF SPRINGFIELD