

**NOTICE OF ORDINANCE INTRODUCTION**

**TO: THE RESIDENTS AND PROPERTY OWNERS OF ONEIDA CHARTER TOWNSHIP, EATON COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:**

**PLEASE TAKE NOTICE that at a regular meeting held on April 9, 2024, the Oneida Township Board introduced language to adopt an ordinance as listed below:**

**ONEIDA CHARTER TOWNSHIP, EATON COUNTY, MICHIGAN  
ZONING ORDINANCE AMENDMENT**

At a meeting of the Oneida Charter Township Board, Eaton County, Michigan, held at the Township Hall on April 9, 2024, at 7 p.m., Clerk Jackie Kilgore moved to introduce the following Ordinance for first reading, posting, and publication prior to subsequent final adoption, which the motion was seconded by Board Member James Green.

*An ordinance to amend the Oneida Charter Township Zoning Ordinance to regulate permanent and temporary storage containers in Oneida Charter Township to maintain the public health, safety, and welfare of the residents and visitors of the Township.*

The full ordinance may be requested by contacting Oneida Township Hall or at [www.oneidatownship.org](http://www.oneidatownship.org) under Public Notices.

Jacqueline Kilgore, Clerk  
Oneida Charter Township  
(517) 622-8078

**ONEIDA CHARTER TOWNSHIP  
ORDINANCE NO. \_\_\_\_\_**

**AMENDMENT TO THE ONEIDA CHARTER TOWNSHIP ZONING ORDINANCE**

At a duly scheduled meeting of the Township Board of Oneida Charter Township, Eaton County, Michigan, held at the Oneida Charter Township Hall on \_\_\_\_\_, at \_\_\_\_:00 p.m., Township Board Member \_\_\_\_\_ moved to introduce the following Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_.

*An ordinance to amend the Oneida Charter Township Zoning Ordinance to regulate permanent and temporary storage containers in Oneida Charter Township to maintain the public health, safety, and welfare of the residents and visitors of the Township.*

THE CHARTER TOWNSHIP OF ONEIDA, EATON COUNTY, MICHIGAN ORDAINS:

**SECTION 1. AMENDMENT TO CHAPTER 2, DEFINITIONS, SECTION 2.19 – DEFINITIONS - S:** The Oneida Charter Township Zoning Ordinance, Chapter 2, Definitions, Section 2.19, entitled “Definitions - S”, shall be amended to add the following definitions in alphabetical order. All other definitions within the section shall remain and the definitions below shall be inserted as necessary to keep definitions in alphabetical order:

**STORAGE CONTAINER, TEMPORARY**

A portable structure that does not exceed (8) feet in width by (8) feet in height by sixteen (16) feet in length, or a volume of 1,024 cubic feet, which is intended for temporary storage of household items or business items, and is commonly delivered to and picked up from the site by the supplier. A temporary storage container shall not include a semi-trailer or the types of containers described in the definition of *permanent storage container* unless permitted in connection with an active construction site.

**STORAGE CONTAINER, PERMANENT**

A standardized reusable container that is or was originally designed for packing, shipping, movement, or transportation of freight, articles, goods, or commodities. This definition shall not include a semi-trailer or modified wheeled vehicles intended for permanent storage of items.

**SECTION 2. AMENDMENT TO CHAPTER 3, GENERAL PROVISIONS, SECTION 3.29 – STORAGE CONTAINERS:** The Oneida Charter Township Zoning Ordinance, Chapter 3 shall be amended to add Section 3.29 as follows:

**Section 3.29 STORAGE CONTAINERS**

#### A. Temporary storage containers

- a. No person shall place a temporary storage container on any property in any district without first obtaining a written permit from the Zoning Administrator.
- b. Temporary storage containers are permitted in all zoning districts and may be placed for a time period not to exceed 90 days per year from issuance of the temporary storage container permit. A 30-day extension may be granted by the Zoning Administrator upon a showing of good cause.
- c. A maximum of two (2) temporary storage containers are allowed on a property at any one time and are subject to the following setback requirements:
  - i. Must be at least five (5) feet from any side or rear property line, and
  - ii. If placed in the front yard, within the required front setback area of the applicable zoning district.
  - iii. More than two (2) temporary storage containers may be allowed at the Zoning Administrator's discretion.
- d. A temporary storage container may also be located in the driveway of the private property, provided that does not inhibit emergency access to any structure and proper clear vision areas are maintained.
- e. Temporary Storage containers used in connection with construction sites shall be subject to the following regulations:
  - i. Temporary storage containers are permitted on construction sites that have an active building permit or similar construction code permit.
  - ii. The temporary storage container may be permitted to be placed on the construction site in any location that does not impede safety, normal flows of vehicular traffic, or any clear vision corners.
  - iii. All temporary storage containers used on construction sites must be removed within fifteen (15) days of one of the following:
    1. (1) completion of construction as determined by the date of approval of a final approved inspection of a building or similar construction code permit; or
    2. (2) expiration of any building or similar construction code permit.
    3. Under no circumstance, may a person utilize this exception to keep a storage container for a period longer than permitted as described herein.

#### B. Permanent storage containers

- a. **Permit Required.** No person shall place a permanent storage container on any lands in the Township without having first obtained a permit from the Zoning Administrator.
- b. **Where permitted.** Permanent containers may only be placed on parcels within the A-1 District and M-1 Light Industrial District.
- c. **Other Applicable Regulations.** Permanent storage containers are subject to the square footage maximums and setback requirements for accessory buildings in each respective district, per Section 3.08, along with the following additional regulations:

- i. Permanent Storage Containers in the A-1 District:
  1. No permanent storage container is permitted on parcels less than one (1) acre in area.
  2. One (1) permanent storage container is permitted on parcels one (1) acre or more in area.
  3. Two (2) permanent storage containers are permitted on parcels ten (10) acres or more in area.
  4. No parcel in the A-1 district shall be permitted to place more than a total of two (2) permanent storage containers.
- ii. Permanent Storage Containers in the M-1 Light Industrial District:
  1. Parcels in the M-1, Light Industrial District shall be permitted to have a maximum of three (3) permanent storage containers.
- iii. All permanent storage container(s) must be screened when visible from road or adjacent properties by an opaque fence or wall not less than eight (8) feet in height. The fence or wall shall be constructed of durable materials such as wood or masonry. Wire fencing with plastic, aluminum, or other filler strips is prohibited.
- iv. No permanent storage container(s) shall block ingress or egress doors, fire department hose connections, utility pedestals/wall mounts, access aisles, etc.
- v. All permanent storage containers shall maintain a separation distance of ten (10) feet from any dwelling.
- vi. No stacking of permanent storage containers shall be permitted.
- vii. No storage of items on the top of a storage container is permitted.
- viii. Any permanent storage container proposed to be repurposed for an occupiable use shall also comply with applicable building codes.
- ix. Permitted permanent storage containers are not allowed to be the principal structure or land use in any district. What if the principal structure is a workshop? Williams & Works opinion

**SECTION 3. SEVERABILITY AND FORM.** The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration. The provisions of this Ordinance may be compiled with the remainder of provisions of the Oneida Charter Township Zoning Ordinance to form one document to serve as the Township Zoning Ordinance.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

On a roll call vote:

YEAS: \_\_\_\_\_