

## ORDINANCE NO. 9346

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF EL RENO, OKLAHOMA; CODE CHAPTER THREE HUNDRED SIXTY-ONE (361), SECTION TEN (10); AND ADDING SECTION SIXTEEN (B) (16.B); HAVING TO DO WITH PORTABLE STORAGE UNITS; AMENDING AND REPEALING CONFLICTING SECTIONS; PROVIDING FOR SEVERABILITY, AND DECLARING AN EMERGENCY.**

**SECTION 1:** That Section 361-10 of the El Reno Code of Ordinances is hereby amended by adding the following definition to read as follows:

Portable Storage Unit. Storage containers, mobile self-storage containers, containerized structures, or mobile offices except for any such item for which a certificate of occupancy has been obtained.

**SECTION 2:** A new section is hereby added to Chapter 361 of the El Reno Code of Ordinances, said new section to read as follows:

### **§ 361-16B. Portable Storage Units.**

(A) Single-family, two-family residential, and agricultural zoning districts.

(1) Long-term use not permitted. Portable storage units shall not be used for long-term or permanent storage or other uses (landscaping, signage, etc.) in the single-family and two-family residential zoning districts, and agricultural districts except as excepted in paragraph (A)(3).

(2) Temporary storage.

- a. When a portable storage unit is placed on residential property for a time period not to exceed seven (7) days, no permit is required. The portable storage unit may be located in front of the required setback.
- b. When a portable storage unit is placed on residential property for a time period of greater than seven (7) days and a building permit for construction, remodel and/or repair of the main structure is in effect, the portable storage unit may remain as long as the building permit is in effect for the property. The portable storage unit may not be delivered until the building permit is issued. The portable storage unit must be removed when the work for which the building permit was issued is complete or when the building permit becomes no longer valid, whichever first occurs. A permit for the portable storage unit is required; however, no fee is required.
- c. No more than one (1) portable storage unit per dwelling unit shall be permitted to be placed on a single-family or two-family residential property.
- d. Stacking of portable storage units is not permitted.
- e. Portable storage units shall not be placed on the right-of-way or in any manner that creates a traffic visibility obstruction.
- f. Portable storage units shall be placed on asphalt or concrete surfaces only.

(3) Agricultural uses.

- a. Portable storage units may be used at any time in agricultural districts on parcels with minimum size of five (5) acres and used for agricultural purposes.
- b. Stacking of portable storage units is not permitted.

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- c. Portable storage units shall not be placed on the right-of-way or in any manner that creates a traffic visibility obstruction.
- d. No permits are required.

### (B) Office, commercial, industrial and multi-family zoning districts.

(1) Use permitted. Portable storage may be used for storage in the office, commercial, industrial and multi-family zoning districts unless prohibited by a planned unit development or other special zoning requirement. When a portable storage unit is placed on commercial, multifamily, office or industrial property for outdoor storage and there is no building permit in effect for construction, remodel and/or repair of a structure on the property, the following requirements must be complied with:

- a. A permit must be obtained, the application for which must include a site plan indicating the placement of such portable storage unit and the distances from the existing building(s) and property lines.
- b. The portable storage unit must be placed at least fifteen (15) feet away from any fire hydrant, shall not block any fire lane and shall not block any means of egress of any building.
- c. The portable storage unit shall not occupy any required parking space and shall not block any driving lane which would interfere with the flow of traffic.
- d. A portable storage unit shall not be placed in front of a building.
- e. The portable storage unit shall be located only upon an improved surface of asphalt or concrete.
- f. No portable storage unit shall be placed on/over any dedicated drainage and/or utility easement.
- g. Portable storage unit shall not be kept onsite for a period longer than six (6) months.
- h. A permit fee, as established by the City Council, for each portable storage unit must be submitted with the permit application.
- i. This section will not prohibit the use of storage containers as inhabitable or occupiable buildings when in compliance with all applicable building and zoning regulations (including façade regulations).

### (2) Temporary storage.

- a. When a portable storage unit is placed upon commercial, multifamily, office or industrial property for which a building permit has been granted and the proposed work is ongoing, the portable storage unit must be placed in accordance with the setbacks of the zoning district in which it is located. The portable storage unit shall be located only upon an improved surface of asphalt or concrete, shall not occupy any required parking space and must be placed at least fifteen (15) feet away from any fire hydrant. A permit for the portable storage unit is required; however, no fee is required. The portable storage unit must be removed when the approved work is completed.

(C) Mobile offices. Portable storage units may only be used as a temporary or mobile office when it meets the building and zoning requirements for Modular or Manufactured Buildings, Mobile Home for Office, or similar use.

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(D) Non-Conformities. It is the position of the City Council that portable storage units were never allowed for long-term use in all situations except as specified in this Section. Non-conforming portable storage units existing upon the date when this section becomes effective shall have sixty (60) days to remedy or remove said non-conformity upon receipt of notice from the Community Development Department after which said non-conformity shall be considered a public nuisance.

**SECTION 3:** All former ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

**SECTION 4:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this ordinance or any part thereof.

**SECTION 5:** It being immediately necessary for the preservation of the public health, peace, and safety of the City of El Reno and the inhabitants thereof, an emergency is hereby declared to exist by reason whereof, this Ordinance shall be in full force and effect from and after its passage and approval, as provided by law.

**PASSED AND APPROVED** by the Mayor and City Council of the City of El Reno this 14<sup>th</sup> day of May, 2024.



ATTEST:

  
\_\_\_\_\_  
City Clerk

  
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Mayor

Approved as to legal form this 14<sup>th</sup> day of May, 2024.

  
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City Attorney