



OFFICE OF COUNTY RECORDER
 COUNTY OF BELTRAMI, MINNESOTA
 THIS IS TO CERTIFY
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 By: PAULA R. COONS
 CHARLENE D. STURK
 COUNTY RECORDER
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**GREATER BEMIDJI AREA JOINT PLANNING BOARD
 BELTRAMI COUNTY, MINNESOTA
 ORDINANCE NO. 2019-11**

**AN ORDINANCE REGARDING TEMPORARY STORAGE CONTAINERS
 AND SEMI-TRAILERS**

THE GREATER BEMIDJI AREA JOINT PLANNING BOARD ORDAINS:

Section I. Section 109 of the Greater Bemidji Area Zoning and Subdivision Ordinance is hereby amended by adding the following definitions:

TEMPORARY STORAGE CONTAINER: A standardized reusable steel box or container fabricated for the purpose of transporting freight or goods on a truck, railroad or ship, including cargo containers, shipping containers, storage units, or other portable structures that are placed on a private property and used for the storage of items, including, but not limited to, clothing, equipment, goods, household or office fixtures or furnishings, materials or merchandise.



SEMI-TRAILER: A freight trailer with wheels only in the rear that is designed to be pulled by a truck tractor, and is used to transport and store materials and products.



Section II. Section 1011 of the Greater Bemidji Area Zoning and Subdivision Ordinance is hereby amended by deleting Subsection G. in its entirety and replacing it with the following:

SECTION 1011: Temporary Uses or Structures

G. Temporary storage containers/semi-trailers

The purpose of this section is to regulate the use of temporary storage containers and semi-trailers within the Greater Bemidji Area. These regulations are intended to preserve and protect the visual quality and character of neighborhoods, and promote the safety and health among the residents and businesses of the Greater Bemidji Area by ensuring the use of such storage containers does not become a public nuisance.¹

1. Residential Districts: The use of a temporary storage container/semi-trailer is prohibited in residential districts, except in accordance with the following:
 - a) A temporary storage container/semi-trailer may be used to support construction activities occurring on the same property, subject to the following:
 - 1) A land use permit is required if more than a combined total of two temporary storage containers/semi-trailers are to be located on a property;
 - 2) The temporary storage container/semi-trailer may only be on the property while the construction activities are occurring on the same property;
 - 3) A current building or land use permit has been issued for the construction activities;
 - 4) The temporary storage container/semi-trailer is removed within seven (7) calendar days after completion of construction or the expiration of the building permit, whichever occurs first.
 - b) A temporary storage container/semi-trailer for the limited purpose of temporary storage to accommodate a move, a remodeling project, or the clean-up of a casualty loss may be on a property for no more than fifteen (15) consecutive days in a calendar year. Keeping a temporary storage container/semi-trailer on a property for more than forty-eight (48) consecutive hours requires the issuance of a land use permit. The keeping of a temporary storage container/semi-trailer for more than fifteen (15) consecutive days within any twelve (12) month period, shall require an interim use permit.
2. Commercial Districts/Business Areas: In commercial and business districts, up to two temporary storage containers/semi-trailers per property are allowed with the issuance of a land use permit. An interim use permit is required if more than a combined total of two temporary storage containers/semi-trailers are located on a property. The use of a temporary storage container/semi-trailer in these districts is subject to the following:

¹ The scope of this section, with respect to semi-trailers, is limited to the use of such trailers for storage when they are disconnected from a truck tractor. This section does not apply to the handling of semi-trailers when connected to a truck tractor.

- a) No temporary storage container or semi-trailer shall exceed four hundred (400) square feet, unless expressly authorized in an interim use permit;
 - b) The temporary storage container/semi-trailer is counted toward impervious surface requirements;
 - c) The temporary storage container/semi-trailer may only be located in the side or rear yard of a property, and shall not be located within the front yard setback, on greenspace, in a right-of-way, or other areas on which the placement of a structure is prohibited;
 - d) The temporary storage container/semi-trailer shall be screened with sight-obscuring fencing or landscaping approved by Joint Planning Board staff;
 - e) The land use permit must be renewed annually or the temporary storage container/semi-trailer shall be removed.
 - f) Any existing unpermitted storage container/semi-trailer shall be brought into compliance with this section by obtaining the required permit within one (1) year of the effective date of this section or it shall be removed from the property.
 - g) Contractor's shops and storage facilities (see definition per Section 109) are exempt from the requirement to obtain land use permit for their temporary storage containers and job trailers that are regularly transported to and from the contractor's shop or storage facility as part of its on-going business activities. However, all temporary storage containers and job trailers are subject to screening, impervious surface/greenspace, and setbacks requirements. All storage containers and job trailers shall be parked in the side or rear of the property.
3. **Industrial Districts:** In industrial districts a temporary storage container/semi-trailer is allowed without a permit, but count towards impervious surface requirements, and shall not be located in the front yard setback, required greenspace, or in the right-of-way. All temporary storage containers/semi-trailers shall be properly screened with sight-obscuring fencing or landscaping approved by Joint Planning Board staff and placed either in the side or rear yard of a property.
4. **Standards:** The following standards apply to an allowed temporary storage container/semi-trailer:
- a) It must be kept free of nuisances (grass, weeds, trash, vermin, holes, peeling paint, rust, damage, etc.) or it can be deemed a nuisance and be subject to legal action or revocation of the applicable permit;
 - b) It shall not exceed four hundred (400) square foot each, except in a commercial or business district with the issuance of an interim use permit;

- c) It shall not be used for any advertising purpose and shall be kept free of all alpha-numeric signage and writing, except for identifying information required by law and job trailers used on a construction site;
- d) It shall not occupy any required off-street parking or loading areas;
- e) It shall be placed so as to comply with setbacks applicable to the zoning district in which it is located;
- f) It shall not be stacked on top of another temporary storage container/semi-trailer;
- g) Materials shall not be piled or stacked on, against, or next to a temporary storage container/semi-trailer;
- h) The maximum height of a temporary storage container/semi-trailer is fifteen (15) feet; and
- i) A temporary storage container/semi-trailer in violation of this section shall be removed from the property within thirty (30) days of notification of the violation by the Joint Planning Board. An extension for the removal may be granted by the Planning Administrator if a building or land use permit is obtained for on-site construction to correct the violation.

Section III. Effective Date. This ordinance shall become effective upon its passage and the first day of publication.

Adopted this 13th day of November, 2019.

Ayes: Albrecht, Erickson, Kelly, Frenzel, Rivera (alternate)

Nays: None

Absent: Meehlhause (utilized alternate)

Joint Planning Commission Public Hearing & Recommendations: October 24, 2019

Joint Planning Board Meeting: November 13, 2019

State of Minnesota; County of Beltrami:

This instrument was acknowledged before me on this 13th day of November, 2019 by Micheal Kelly, Joint Planning Board Chair.

Micheal Kelly

Micheal Kelly, Joint Planning Board Chair

Subscribed and sworn to before me

this 13 th day of Nov., 2019.

Theresa S. Ball

Notary Public

