

**FREEMAN TOWNSHIP ORDINANCE NO. 45**

**CARGO, SHIPPING AND/OR STORAGE CONTAINER USAGE ORDINANCE**

**An ordinance to define and regulate cargo, shipping and/or storage type containers and/or portable or temporary storage containers within the Township of Freeman, Clare County Michigan and to provide penalties for violation thereof.**

**The Township of Freeman Ordains:**

**Section 1. Accessory Use or Structure:**

**For purposes of this ordinance; cargo containers, railroad cars, trucks, vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, portable pods and similar prefabricated items and structures originally built for purposes other than primary use as a dedicated accessory storage structure are not permitted as an accessory building or structure on the same lot with existing principle use building or structures.**

**Section 2. Definitions:**

**Section 2.1. Cargo / Shipping / Storage Container:**

**Any metal or primarily metal container designed or constructed to ship, store, or handle bulk goods or items, or which appears substantially similar to such containers in appearance; originally, a standardized reusable vessel that was designed for and used in the parking, shipping, movement, transportation or storage of freight, articles of goods or commodities; generally capable of being mounted on or moved on a rail car, loaded on a ship.**

**Section 2.2. Portable or Temporary Storage Container:**

**A portable or moveable, weather-resistant receptacle designed and used for storage or shipment of household goods, wares, valuables or merchandise (typically known as PODS, MODS, etc.), and which is leased on a short-term basis for temporary storage purposes.**

**Section 3. Cargo / Storage / Shipping Containers Residential Districts:**

**Cargo, storage and shipping containers are not allowed or to be used on any type of residential property or residential districts.**

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#### Section 4. Cargo / Storage / Shipping Containers Permitted Use:

Cargo, storage and shipping containers are only permitted for use in all business, industrial, agricultural zoned districts with lot sizes two (2) acres or more and must abide by the restrictions set down in Section 5.

#### Section 5. Cargo / Storage / Shipping Containers For Permanent Storage:

When allowed by zoning, cargo, storage and shipping containers may be permanently placed on the property if all applicable building regulations are followed and the property owner obtains site plan approval from the Township Zoning Administrator. The following regulations shall apply:

1. Cargo, storage and shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
2. Cargo, storage and shipping containers shall be painted in solid colors that would blend into the surrounding area. It shall be the responsibility of the owner to promptly remove any writing or graffiti that may be placed or exist on the container.
3. A solid foundation of road base material, gravel or better is required for permanent storage use.
4. No motor vehicles are allowed to be used as permanent storage containers.
5. Cargo, storage and shipping containers shall meet all set back requirements as follows:
  - a. Ten (10) feet from all side and rear property lines.
  - b. Thirty (30) feet from all roads.
  - c. Fifty (50) feet from any natural waterway or shoreline.
6. Cargo, storage and shipping containers shall not be stacked above the height of a single container device.
7. No electricity, plumbing or utility of any kind shall be installed, run to or connected to any container device.
8. Cargo, storage and shipping containers shall be placed in the rear area of the property unless screened so as to not be visible from the street and finished in a manner which minimizes its visibility from overhead views from buildings and elevated thoroughfare sections.
9. Cargo, storage and shipping containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
10. Cargo, storage and shipping containers shall not occupy required off-street parking, fire lanes, loading/unloading or landscaping areas.
11. No cargo, storage and shipping containers shall be placed in a location which may cause hazardous conditions, constitute a threat to public safety or create a condition detrimental to the surrounding land use and development.

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12. No cargo, storage and shipping containers shall be used as any sort of living quarters or hunting blinds.
13. No structural modifications shall be made to cargo, storage and shipping containers.
14. No livestock or pets shall be housed or stored in cargo, storage and shipping containers.

**Section 6. Cargo, Storage and Shipping Containers For Temporary Use:**

Property owners will be required to obtain a temporary Zoning Permit from the Zoning Administrator. No cargo, storage and shipping containers for temporary storage shall be kept on the premises for longer than three (3) months, upon approval, this period may be extended for an additional three (3) months annually. The following regulations shall also apply:

1. Cargo, storage and shipping containers shall meet all set back requirements as follows:
  - a. Ten (10) feet from all side and rear property lines.
  - b. Thirty (30) feet from all roads.
  - c. Fifty (50) feet from any natural waterway or shoreline.
2. Cargo, storage and shipping containers shall not be stacked above the height of a single container device.
3. No electricity, plumbing or utility of any kind shall be installed, run to or connected to any container device.
4. Cargo, storage and shipping containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
5. Cargo, storage and shipping containers shall not occupy required off-street parking, fire lanes, loading/unloading or landscaping areas.
6. No cargo, storage and shipping containers shall be placed in a location which may cause hazardous conditions, constitute a threat to public safety or create a condition detrimental to the surrounding land use and development.
7. No cargo, storage and shipping containers shall not be used as any sort of living quarters hunting blinds.
8. Cargo, storage and shipping containers associated with an approved building construction project shall be permitted to remain on-site more one hundred and eighty (180) days.
9. No structural modifications shall be made to cargo, storage and shipping containers.
10. No livestock or pets shall be housed or stored in cargo, storage and shipping containers.

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Section 7. Violation and Penalty:

The violation of this ordinance shall be deemed a civil infraction and is punishable with a three hundred and fifty (\$350) dollar fine for each infraction.

Section 9.

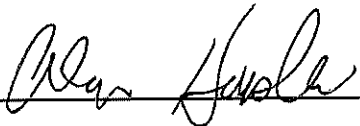
This ordinance becomes effective thirty (30) days after newspaper publication.

Newspaper publication date: December 28, 2023

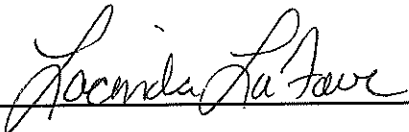
Effective Date: January 28, 2024

Adopted by the Freeman Township Board: December 14, 2023

Alan Housler, Freeman Township Supervisor, Clare County, Michigan

 Date December 20, 2023

Lacinda LaFave, Freeman Township Clerk, Clare County, Michigan

 Date December 20, 2023