

TUSCOLA TOWNSHIP ORDINANCE CHANGE PROPOSAL

1. *Definition to add to Chapter 2:*

Storage Container: any prefabricated structure designed for transporting goods or for the temporary storage of property, such as pods, steel shipping containers, cargo containers, packing or storage crates, and parts or all of a semi-trailer. Temporary storage containers are not considered accessory structures in this ordinance.

2. Definition Change, Chapter 2:

Change “**Accessory Building**” to “**Accessory Structure**”

4. Reprint ordinance book omitting parenthetical page numbers for definition references, and replace with asterisks.

5. *Proposed new section:* **SECTION 3.26 TEMPORARY STORAGE CONTAINERS**

Well maintained temporary storage containers are permitted in any district for up to 90 days subject to the following:

- A. Temporary storage container placement must meet setback requirements. Containers shall not occupy required parking, loading or landscaping areas.
- B. Steel shipping containers, cargo containers, semi-trailers, and pods are prohibited as long term storage units.
- C. The zoning administrator has the authority to permit an extension if the resident proves extenuating circumstances.

6. *Proposed new section:* **SECTION 3.27 STORAGE CONTAINERS**

- A. Well maintained shipping or storage containers are allowed in commercial, industrial, or in commercial farm operations in agricultural zoned districts, without a 90 day limit. A site plan review is required, to determine if said container meets setback requirements or whether it requires screening. A fence, wall, structural screen, or natural screen is required if said container is within three times the distance of a required setback or required road setback.
- B. Storage container placement must meet setback requirements. Containers shall not occupy required parking, loading or landscaping areas.

7. *Ordinance addition proposed*

15.03 I. 4. Fences shall be constructed of wood, masonry, metal, rigid wood/plastic composite, or rigid vinyl, and be of conventional design and construction. Any other material needs a site plan review and approval from the planning commission. The fence shall be maintained in good condition.

8. Remove section 15.03 J. "Regulations for General Solar Energy Systems". Address solar energy in new chapter 9 "Alternative Energy Systems".