

Memorandum
Community and Economic Development
Department
To: Rock Island City Council
Subject: Revisions to Zoning Code for Regulating
Intermodal and Portable Storage Containers
Date: March 3, 2022



The Planning Commission held a public hearing on March 2, 2022 and voted unanimously to recommend that the City Council approve the attached amendment to the Zoning Code identifying regulations for intermodal and portable storage containers in the city.

The City has received increasing number of requests for information regarding location for both intermodal and portable storage containers in the city. The previous Zoning Ordinance had language for allowing temporary use of portable storage containers, but did not address larger industrial intermodal containers. The recent requests typically are for more permanent location and use of both of these types of containers for both business/industrial and residential locations. The current Zoning Code does not define or allow these containers. Staff proposes adding additional language to the Code to define and allow intermodal and portable storage containers in certain zoning districts the city.

Staff believes that allowing the larger and more industrial type intermodal containers in industrial, business and office zoning districts. In business and office zones the containers must be located in a rear yard. The smaller portable storage containers will be allowed in residential zones, but limited to only one container per property at a time for up to 30 days. Non-residentially zoned properties may have up to three portable storage containers. The attached page identifies other regulations related to both types of containers (size, separation and setbacks). If approved by City Council the new regulations would be located in the "Off Street Parking and Loading" Section of Chapter 11 (General Provisions) of the Zoning Code.

This additional language should provide the clarity for staff, residents and businesses on the use and location of these two different types of storage containers.

Recommendation:

The Planning Commission and the Community and Economic Development Department recommends that the City Council approve the revisions to the Zoning Code and consider the ordinance.

Submitted by: Alan Fries, Urban Planner
Miles Brainard, Community and Economic Development Department
Director

Approved by: John Gripp, Interim City Manager

**AN ORDINANCE AMENDING APPENDIX A
TO THE CODE OF ORDINANCES OF THE CITY OF ROCK ISLAND, ILLINOIS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCK ISLAND, ILLINOIS:

Section One: Appendix A to the Code of Ordinances of The City of Rock Island, Illinois, is hereby amended by adding Article XI, Section 17H “Intermodal Containers” as follows:

Intermodal Container: An industrial, standardized reusable vessel that is specifically designed for the packing, shipping, movement, or transportation of freight, articles, goods, or commodities and that is designed for mounting on or movement by a rail car or truck trailer. It is usually constructed of steel featuring double doors at one end. Generally, they have corner castings used for hoisting, stacking, and securing while in transit. Sizes vary, but the most common dimensions are eight feet wide, twenty or forty feet long, and eight and a half feet tall. These are also known as cargo or freight containers, high-cubes, and Conex boxes.

Regulations for Intermodal Containers:

1. Intermodal Containers shall not be permitted in any residential and conservation districts.
2. In office and business districts intermodal containers shall be permitted in rear yards provided that they are placed upon a concrete surface and meet the setback and separation requirements for accessory buildings.
3. In industrial districts, intermodal containers shall be permitted provided that they are placed upon a concrete surface and meet the setback and separation requirements for principal buildings.
4. Intermodal containers shall not be stacked one atop another in any zoning district.
5. Intermodal containers may be kept temporarily at construction sites in any zoning district where an active set of permits have been issued. Temporarily shall mean for the length of time the permits are active.
6. Intermodal containers may be adapted or converted into permanent structures, but must be adapted to meet all building and fire code regulations including a permanent foundation. Once converted, they shall no longer be considered intermodal containers for the purposes of the zoning code.

Section Two: Appendix A to the Code of Ordinances of The City of Rock Island, Illinois, is hereby amended by adding Article XI, Section 17I “Portable Storage and Moving Containers” as follows:

Portable Storage and Moving Container: A non-industrial reusable vessel that is specifically designed to serve as temporary storage or containment for personal possessions. It is distinct from an intermodal container in that it is usually smaller in size, not intended for the transportation of commercial goods, and not generally intended for mounting on or movement by a rail car or truck trailer. A typical instance where these are used is when a moving company rents one to a household moving from one residence to another.

Regulations for Portable Storage and Moving Container:

1. There shall be no more than one portable storage and moving container on any residentially zoned property in a single year. Non-residentially zoned properties may have up to three containers at any one time on them in a single year.
2. Moving containers shall not remain on a property for more than thirty days total in a year.
3. Moving containers shall be placed on a concrete or asphalt surface.
4. Moving containers shall maintain a six-foot separation distance from all buildings and property lines.
5. Moving containers shall not exceed sixteen feet in length, eight feet in width, and eight feet in height.
6. Moving containers shall not be stacked one atop another in any zoning district

Section Three: All ordinances and parts of ordinances in conflict herewith are hereby repealed insofar as they do so conflict.

Section Four: This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

MAYOR OF THE CITY OF ROCK ISLAND

PASSED: _____

APPROVED: _____

ATTEST: _____

CITY CLERK