

**TOWNSHIP OF HOPEWELL
TEMPORARY PORTABLE STORAGE UNIT PERMIT**

NAME OF APPLICANT _____

ADDRESS OF APPLICANT _____

TAX MAP NO. _____

If different than the location of storage unit _____

(On the space at the bottom of the page, draw a site plan showing where the unit will be placed)

PLACEMENT OF STORAGE UNIT (driveway, side-yard, etc) _____

Number of Units is limited to one. Maximum total number of placements per year is two

SIZE OF UNIT TO BE PLACED shall not exceed eight feet in width, eight feet high & sixteen feet in length.

PERMIT ISSUED SUBJECT TO THE RESTRICTIONS OF ORDINANCE NO. 2008-03(attached). TEMPORARY PORTABLE STORAGE UNITS SHALL BE FREE OF RUST, PEELING PAINT OR OTHER VISIBLE FORMS OF DETERIORATION AND SHALL BE PAINTED OR COVERED IN A MANNER THAT IS AESTHETICALLY CONSISTENT WITH NEARBY AND SURROUNDING STRUCTURES. STORAGE UNITS SHALL NOT BE USED TO STORE ANIMALS OR HUMANS.

COMMENTS OR SPECIAL CONDITIONS:

DATE OF ISSUE _____

DATE OF EXPIRATION _____

TOWNSHIP OF HOPEWELL _____

APPLICANT _____

SITE PLAN DRAWING: Show the Unit in conjunction with the (applicant's) residence or building and the street where Unit will be placed.

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE NO. 2004-01 TO REGULATE TEMPORARY PORTABLE STORAGE UNITS IN ALL ZONING DISTRICTS AND DEFINING AND PROVIDING CRITERIA AND STANDARDS FOR TEMPORARY PORTABLE STORAGE UNITS

WHEREAS, the Hopewell Township Board of Commissioners have reviewed the proposed zoning amendment and deem it to be in the best interests and welfare of the citizens of Hopewell Township to regulate temporary portable storage units; and

WHEREAS, the Beaver County Planning Commission reviewed the Ordinance on July 15, 2008 and did not object to the proposed amendment as documented in correspondence to the Board of Commissioners dated July 16, 2008; and

WHEREAS, the Board of Commissioners held a public hearing on August 11, 2008 as provided by the Hopewell Township Code and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the amendment; and

WHEREAS, the Board of Commissioners advertised the public hearing and notice of intent to adopt the proposed amendment on July 3, 2008 and July 10, 2008 as provided by the Hopewell Township Code and the First Class Township Code; and

WHEREAS, it is the judgment of the Board of Commissioners for Hopewell Township that such an amendment to the Zoning Ordinance of the Township of Hopewell, Beaver County, Pennsylvania is consistent with the overall Comprehensive Plan adopted by the Township.

NOW, THEREFORE, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Commissioners of the Township of Hopewell:

SECTION 1. Article III DEFINITIONS, Section 301 "MEANING OF WORDS" is hereby amended by adding the following:

"Temporary Portable Storage Unit(s)" shall mean any stand-alone container, storage unit, shed or other portable structure that can be or is used for the storage of personal property of any kind and which is located for such purposes accessory to a permitted principal use on a non-permanent basis for a set period of time until the portable storage unit is moved to an off-site location.

SECTION 2. Article XXII SUPPLEMENTAL REGULATIONS, is hereby amended by adding the following section and text:

SECTION 2218 Temporary Portable Storage Unit(s)"

A. A Hopewell Township temporary portable storage unit permit shall be required whenever a temporary portable storage unit is placed on private, commercial, industrial or residential property for every thirty (30) days or portion thereof for a maximum period of sixty (60) days. The permit holder may, due to special circumstances, apply for an extension of the placement of a temporary portable storage unit in excess of sixty (60) days, provided the extension request is filed prior to the expiration of the sixty (60) day period of the permit. The permit holder may, due to special circumstances, apply for an exemption from the temporary portable storage unit placement requirements. The Township, when considering the request for an extension of the allowed sixty (60) day period or an exemption from the temporary portable placement requirements, may set conditions of approval and establish a special fee. No permit extension shall exceed one hundred twenty (180) days.

B. The maximum size of any temporary portable storage unit shall not exceed eight (8) feet in width, eight (8) feet in height and sixteen (16) feet in length. The maximum number of placements per lot is two (2) per calendar year for a maximum number of sixty (60) consecutive days per placement or one-hundred twenty (120) days per calendar year, unless an extension is obtained pursuant to Section A. above. The maximum number of temporary portable storage units that can be on a lot at one given time is one (1) unless an exemption and approved conditions are first obtained from the Township.

C. The temporary portable storage unit cannot encroach on Township property, Township rights-of-way, neighboring property, sidewalks or any other right-of-way whether private or public. The unit must be sited on an asphalt, concrete, gravel or other hard surface between the front property line and the rear building line of the principal structure. The site distance between the temporary portable storage unit and the side yard property line is ten (10) feet. The ten (10) foot side yard set back may be waived if the applicant's neighbor(s) consent in writing to a side yard setback placement that is less than ten (10) feet and the Code Enforcement Official confirms the neighbor's consent.

D. All temporary portable storage units shall be free of rust, peeling paint or other visible forms of deterioration and shall be painted or covered in a manner that is aesthetically consistent with nearby and surrounding structures so as not to diminish the quality of living, property values, and health, safety and welfare of residents of Hopewell Township. Temporary portable storage units shall not be used to house animals or humans.

E. Temporary portable storage units shall only be allowed upon application and the issuance of a permit. The permit shall be displayed either on the front exterior surface of the unit in a plastic liner or in the front window of the residence or front window of the

premises' principal structure. The Code Enforcement Official or designated representative shall have the discretion to grant a grace period not to exceed five (5) days for a new, first time residential property owner or residential tenant.

F. Responsibilities of Lessor/Lessee and User: The Lessor/Lessee and User of the temporary portable storage unit shall be jointly responsible to ensure that the portable storage unit is in good condition, free from evidence of deterioration, weathering, discoloration, rust, ripping, tearing or other holes or breaks. When not in use the portable storage unit shall be kept locked. Lids and doors shall be kept tightly and completely closed when not in use. No hazardous substances are permitted to be stored or kept within a portable storage unit. The area surrounding the portable storage unit shall be kept clean and free of loose debris. The Lessor/Lessee and User shall clearly indicate their name and contact telephone number on the temporary portable storage unit.

G. Any temporary portable storage unit placed on a property without the issuance of a permit shall be subject to a fine of Five Hundred (\$500.00) Dollars for every day that such illegal use continues as well as reasonable attorney fees and court costs incurred by Hopewell Township in pursuing the enforcement of this Ordinance. Both the owner of the real property and the owner of the temporary portable storage unit are subject to the requirements and sanctions set forth in this Ordinance.

SECTION 3. Severability

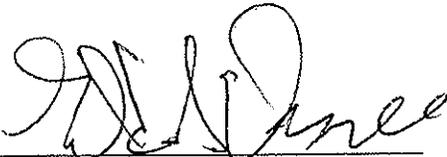
If any chapter, section, subsection, paragraph, sentence or phrase of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not effect the validity of the ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

SECTION 4. Repealer

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this 11 day of Aug 2008, by the Board of Commissioners of the Township of Hopewell.

ATTEST:


Gerald Orsini, Township Manager

Board of Commissioners
Hopewell Township


Chuck Piroli, Chairman