



**ORDINANCE NUMBER 21-2014**

**AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE ARTICLE 6 GENERAL PROVISIONS TO ADD SECTION 6:13 STORAGE INCLUDING THE PURPOSE AND INTENT, DEFINITIONS, CONFLICTS, AND PENALTIES.**

**WHEREAS**, the Council of the City of Greer finds it is necessary to regulate the use of storage containers and buildings on property within the City of Greer; and,

**WHEREAS**, Greer City Council wishes to amend the City of Greer Zoning Code Article 6 General Provisions by adding Section 6:13 Storage to insure the proper development and use of property within the City of Greer; preserve and protect the visual quality and character of neighborhoods in the City of Greer; and, promote the safety and health among the residents of the City of Greer.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Greer, South Carolina that the Greer City Zoning Code Article 6 General Provisions be amended to add the following:

Section 6:13 Storage

6:13.1 Purpose and Intent

The purpose of the Storage ordinance is to regulate the use of storage containers and buildings on property within the City of Greer. The ordinance will also insure the proper development and use of property within the City of Greer; preserve and protect the visual quality and character of neighborhoods in the City of Greer; and, promote the safety and health among the residents of the City of Greer.

6:13.2 Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Accessory Storage Building*

*Figure 1-1*

*Accessory Storage Building*, an example of which is shown under Figure 1-1, is defined as a building originally constructed for use as an accessory building for the storage of materials and equipment accessory to a primary use located on the property. For the purposes of this section, intermodal containers, railroad cars, trucks, vans, converted mobile homes, trailers, recreational vehicles, bus bodies, and similar prefabricated items and structures originally built for



purposes other than the storage of goods and materials are not accessory storage buildings.

*Intermodal Container* is defined as a standardized reusable steel box used for the safe, efficient and secure storage and movement of materials and products within a global containerized intermodal freight transport system, an example of which is shown in *Figure 1-2*.

*Figure 1-2*  
*Intermodal Container*

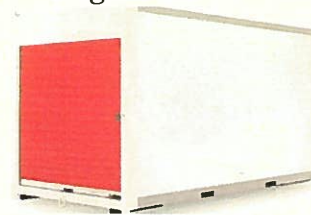


*Living Quarters* is defined as an area considered being a place of residence, whether permanent or temporary.

*Storage Structure* is an auxiliary structure located on the same building site, used for storage of belongings, not designed for human habitation and not used for remunerative purposes. An Accessory Storage Building, Intermodal Container, and Temporary Portable Storage Units are considered storage structures for the purpose of this Ordinance.

*Temporary Portable Storage Unit*  
*Figure 1-3*

*Temporary Portable Storage Unit* is defined as a temporary, self-contained storage unit, which is intended to be picked up and moved to various locations on demand, an example of which is shown in *Figure 1-3*.



#### 6:13.3 General

- a) A building permit is required prior to placement of a storage structure that is permanent and larger than 199 square feet in area. All such storage structures must comply with the requirements of the most current edition of International Building Code (IBC), to ensure, among other things, proper anchoring and foundation. The building permit application shall show the proposed storage structure is accessory to the permitted use of the property and meets the placement criteria for the zoning designation of the property.
- b) Storage structures shall meet the setback requirements of the underlying zoning designation of the property.
- c) Storage structures shall not occupy off-street parking, loading, or landscaping areas.

- d) Storage structures shall not be used for living quarters and shall not contain plumbing, or heating/cooling systems.
- e) All storage structures must be located outside of floodplains, or comply with Code of Ordinances for the City of Greer, Chapter 35 Flood Damage Prevention, Article 3 Provisions for Flood Hazard Reduction.
- f) Storage structures shall not store materials considered to be hazardous according to the most current edition of the International Fire Code (IFC).
- g) Storage structures shall not possess wheels/axles that could potentially make the container mobile.
- h) Storage structures that are permanent and requiring a permit shall not be used for any advertising purpose.
- i) Existing storage structures defined and described as disallowed by this regulation, shall be made to comply and/or shall be removed from all properties by March 1, 2016.
- j) Licensed and bonded contractors may use intermodal containers for the temporary location of an office and/or a storage structure during construction, which is taking place on the property where the intermodal container is located, if the use of the intermodal container is authorized pursuant to a city building permit. They shall be removed from the premises within 30 working days after the issuance of a Certificate of Occupancy.

#### 6:13.4 Residential Zones

- a) Only accessory storage buildings, as defined in 6:13.2, shall be permitted on property in a residential zone of the city, or on any property within the city with the primary use of which is residential. Intermodal container, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, semi-trailers, PODS, and other similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings.
- b) The placement of a Temporary Portable Storage Unit on residentially zoned properties or on properties where the primary uses are residential shall be allowed for the limited purpose of loading and unloading household contents, subject to these additional limitations.
  - 1) A Temporary Portable Storage Unit shall not be allowed for a period of time exceeding 90 days in any consecutive 12 month period. Unless the use of the container is authorized pursuant to a city building permit. They shall be removed from the premises within 30 working days after the issuance of a Certificate of Occupancy.
  - 2) No Temporary Portable Storage Unit shall be placed on any public street or right of way.

### 6:13.5 Commercial

- a) The only storage structures permitted on property zoned commercial shall be accessory storage buildings and intermodal containers subject to the requirements and/or limitations set forth below.
- b) Intermodal containers are allowed on property zoned commercial if the containers:
  - 1) Do not exceed 20 feet in length and 8 feet 6 inches in height
  - 2) Are screened with sight-obscuring fencing or landscaping approved by the City of Greer Planning & Zoning Coordinator.
  - 3) Are a non-reflective, neutral color.
  - 4) Shall not contain holes, peeling paint, rust, damage or structural modifications.
- c) Intermodal containers shall not be stacked on top of each other
- d) The amount of space allowed for Intermodal container(s) on property zoned commercial shall not exceed 400 square feet regardless of the size of the container(s).

### 6:13.6 Industrial and Service Zones

- a) The only storage structures permitted on property zoned Industrial and the City service zones shall be accessory storage buildings and intermodal containers that meet the requirements of Sec. 6:13.6(b)(c), and (d). , and subject further to the following conditions and/or limitations.
- b) Intermodal containers shall not exceed a stack height of 2 containers
- c) Placement of an Intermodal Container for permanent use shall require a building permit and an engineered foundation and meet the most current edition of the International Building Code (IBC) and all other codes for placement on the property.
- d) Establishments for the sale of new or used intermodal containers shall only be permitted in industrial zones of the city that meet the definition set forth by NAICS Definition “453998-All Other Miscellaneous Store Retailers.” which comprises establishments primarily engaged in retailing specialized lines of merchandise. Said establishments shall have a maximum stacking height of 3 containers with a 40 foot setback from side and rear property lines and 50 foot from the front.

### 6:13.7 Conflicts

In the event any conflict exists between the provisions of this section and other currently existing provisions of the City of Greer Zoning Code or other ordinances of the city, the terms and provisions of this section shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the City of Greer

Zoning Code or other ordinances of the city shall be and hereby are amended insofar as necessary to conform to this section.

- a) This Ordinance shall not be imposed or construed to apply on any establishments for the interchange of freight, such as truck terminals, railroad freight depots and air freight terminals.

6:13.8 Penalties

Violation of this section shall be enforced pursuant to the procedures and penalties set for in City of Greer Zoning Regulations, Article 15 as the same exists now or may hereafter be amended.

This Ordinance shall become effective immediately upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

  
Richard W. Danner, Mayor

**Attest:**

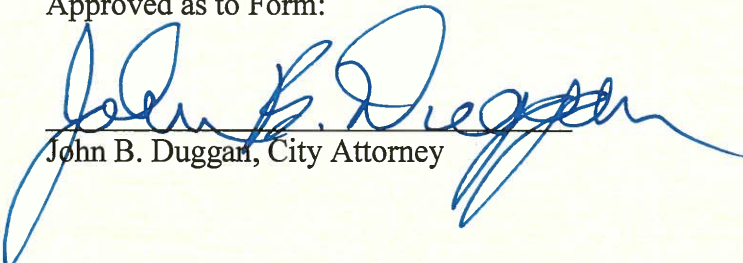
  
Tammela Duncan, Municipal Clerk

Introduced By: Councilman Wryley Bettis

First Reading: September 9, 2014

Second and  
Final Reading: September 23, 2014

Approved as to Form:

  
John B. Duggan, City Attorney