

ORDINANCE NO.: 2002-101

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, to add Sec. 17-318, Shipping containers, cargo containers, or tractor trailers

BE IT ORDAINED by the Mayor and Council this 18th day of December, 2002, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 9, Supplementary District Regulations, is amended to add Sec. 17-318, Shipping containers, cargo containers, or tractor trailers to read as follows:

§17-318. Shipping containers, cargo containers, or tractor trailers.

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(1) A shipping container, cargo container, tractor trailer, or other like item is prohibited upon a lot within a residential district and upon a vacant commercial or industrial lot, except where the container, trailer, or other like item provides necessary storage:

- a. for an active construction project; or
- b. to compensate for an act of God.
- c. Where permitted within a. or b. above, the container, trailer, or other like item shall be removed within 6 months. The Zoning Administrator may approve extensions to this time limit, provided the total time (including the original 6 months) does not exceed 18 months. The Board of Zoning Appeals may approve extensions beyond 18 months as they would a request for a special exception.

(2) A shipping container, cargo container, tractor trailer, or other like item is prohibited upon commercial or industrial lots, except where the container, trailer, or other like item provides necessary storage:

- a. for an active construction project;
- b. to compensate for an act of God; or
- c. accessory to the following uses, and the use is a listed permitted use within the underlying zoning district (see §17-255, Table 1):
 - i. Construction (SIC 15, 16, 17, excluding office only);
 - ii. Manufacturing (SIC 20 through and including 39);
 - iii. Railroad Transportation (SIC 40);
 - iv. Motor Freight Transportation and Warehousing (SIC 42, excluding private commercial storage where the use is a listed accessory use);
 - v. US Postal Service (SIC 43);
 - vi. Water Transportation (SIC 44);
 - vii. Transportation by Air (SIC 45);
 - viii. Pipelines (SIC 46);
 - ix. Transportation Services (SIC 47);
 - x. Communication (SIC 48);
 - xi. Electric, Gas, and Sanitary Services (SIC 49);
 - xii. Wholesale Trade (SIC 50 and 51);
 - xiii. Building Materials, Hardware, Garden Supply (SIC 52);

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- xiv. General Merchandise Store (SIC 53); and
 - xv. Food Stores (SIC 54).
 - xvi. Where the principal use is a listed special exception within the underlying zoning district, shipping containers, cargo containers, tractor trailers, or other like items may be permitted accessory structures only by review and approval of the Board of Zoning Appeals in accordance with the procedures for review and approval of a special exception (§17-112 (2) b.).
- (3) Where permitted within (1) and (2) above, a container, trailer, or other like item shall be located in accordance with the locational requirements of accessory structures (§17-278). Further, no container, trailer, or other like item shall be located upon any lot without review and approval of the exact location by the City Fire Marshal.
- (4) Where permitted within (1) and (2) above, a container, trailer, or other like item shall be located upon the same lot as the building or use to which it provides storage. The Zoning Administrator may approve containers, trailers, or other like items to be located upon a different lot subject to the following conditions:
- a. The lot upon which the container, trailer, or other like item would be located is zoned the same or less restrictive as the lot containing the building or use to which the container, trailer, or other like item would provide storage.
 - b. The lot upon which the container, trailer, or other like item would be located is within 500 feet of the lot containing the building or use to which the container, trailer, or other like item would provide storage.
 - c. The applicant demonstrates that special circumstances are present, including but not limited to the potential for significant impact upon neighbors and vegetation.
 - d. Where the container, trailer, or other like item would be located upon a lot within a residential district or upon a vacant commercial or industrial lot, despite the zoning of the building or use to which it would provide storage, the container, trailer, or other like item shall be subject to the time restrictions outlined within (1) c. above.
- (5) All shipping containers, cargo containers, tractor trailers, or other like items shall conform to the provisions of this Section not later than one hundred eighty (180) days from the date of second reading of this ordinance.

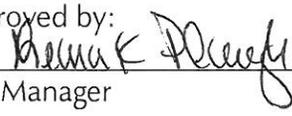
Requested by:



MAYOR

Approved by:

City Manager



Approved as to form:

City Attorney

Introduced: 12/11/2002

Final Reading: 12/18/2002

ATTEST:



City Clerk