

COMMUNITY DEVELOPMENT MEMORANDUM
#07-03

May 9, 2007

TO: Honorable Mayor Kathleen M. Novak and City Council Members

FROM: A.J. Krieger, City Manager
Travis Reynolds, Senior Planner
Shannon Turk, Planner

SUBJECT: CB 1620, Prohibiting PODS

BACKGROUND:

Attached to this memorandum is a proposed ordinance which, if approved, would prohibit the placement of pods and other similar storage devices in residential zones for more than sixty (60) days unless an active building permit exists for the property.

The Zoning Ordinance requires that “all proposed amendments to the ordinance be referred to the Planning Commission for study, consideration, and recommendation prior to final action by Council.”

At the regularly scheduled Planning Commission meeting, held May 8, 2007, the proposed Council Bill 1620 to amend Articles 5 & 7 of Chapter 11 of the City Zoning Ordinance was introduced.

The Commissioners recommend the following amendment to the proposed language:

Change Section 11-5-2(b)(125.1) of CB 1620 to read as follows; Any container, *portable on demand storage (pods)*...

The Planning commission requests that you consider these proposed language changes during the second reading of CB 1620.

POTENTIAL OBJECTION:

City staff is not aware of any opposition to the proposed amendment to the ordinance.

BUDGET/TIME IMPLICATIONS:

This amendment to the ordinance has no budgetary impacts.

STAFF REFERENCE:

If Council members have any comments or questions they may contact Travis Reynolds, treynolds@northglenn.org, or Shannon Turk, sturk@northglenn.org.

EXPLANATORY COVER SHEET

COUNCILMAN'S BILL NO. CB-1620

SPONSOR: COUNCILMEMBER GARNER

TITLE: A BILL FOR AN ORDINANCE AMENDING SECTION 11-7-2 OF THE CITY OF NORTHGLENN MUNICIPAL CODE BY THE ADDITION OF A NEW SUBSECTION (j), PROHIBITING THE PLACEMENT OF DUMPSTERS, ROLL-OFFS, PORTABLE STORAGE CONTAINERS, AND SIMILAR STRUCTURES IN RESIDENTIAL ZONES FOR A PERIOD OF MORE THAN SIXTY (60) DAYS AND AMENDING SECTION 11-5-2(b) OF THE NORTHGLENN ZONING ORDINANCE TO DEFINE RELEVANT TERMS

PURPOSE: PROHIBITS THE PLACEMENT OF PODS AND OTHER SIMILAR STORAGE DEVICES IN RESIDENTIAL ZONES FOR MORE THAN SIXTY (60) DAYS UNLESS AN ACTIVE BUILDING PERMIT EXISTS FOR THE PROPERTY

ADDITIONAL EXPLANATORY REMARKS:

SPONSORED BY: COUNCIL MEMBER GARNER

COUNCILMAN'S BILL

ORDINANCE NO.

NO. CB-1620
Series of 2007

Series of 2007

A BILL FOR AN ORDINANCE AMENDING SECTION 11-7-2 OF THE CITY OF NORTHGLENN MUNICIPAL CODE BY THE ADDITION OF A NEW SUBSECTION (j), PROHIBITING THE PLACEMENT OF DUMPSTERS, ROLL-OFFS, PORTABLE STORAGE CONTAINERS, AND SIMILAR STRUCTURES IN RESIDENTIAL ZONES FOR A PERIOD OF MORE THAN SIXTY (60) DAYS AND AMENDING SECTION 11-5-2(b) OF THE NORTHGLENN ZONING ORDINANCE TO DEFINE RELEVANT TERMS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Section 11-7-2 of the City of Northglenn Municipal Code is hereby amended by the addition of subsection (j), which shall read as follows:

Section 11-7-2. Restrictions. The following restrictions shall apply in all residential zones of the City:

...

(j) The placement and use of dumpsters, roll-offs, portable storage containers, as those terms are defined in the Northglenn Zoning Ordinance, or similar containers or structures that are designed for the disposal of trash or the storage of household items and have a capacity of one (1) cubic yard or more shall be prohibited for any length of time exceeding sixty (60) days unless the placement and use of such containers or structures is incident to an active building permit properly issued by the City for the property.

Section 2. Section 11-5-2(b) of the City of Northglenn Municipal Code is hereby amended by the addition of the following definitions, which shall read as follows:

Section 11-5-2. Definitions.

...

(b) As used in this Ordinance and in Chapters 10, 11, and 12 of the Northglenn Municipal Code, except when otherwise expressly defined or as otherwise required by the context, the following terms shall have the following definitions:

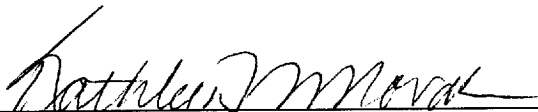
...

(51.1) Dumpster. A metal container greater than or equal to one (1) cubic yard in size located outside and used to store refuse, garbage, trash, rubbish, yard waste, construction waste, or the like.

... (125.1) Portable storage container. Any container, pod, or unit rented or owned by the owner or occupant of the property that is designed to hold household items and to be transported to and stored by a private moving or storage company at a centralized storage warehouse or facility.

... (137.1) Roll-off. Any container, neither permanently attached to a motor vehicle nor designed to be drawn behind a motor vehicle, having a capacity volume of at least ten (10) cubic yards located outside and used to store refuse, garbage, trash, rubbish, yard waste, construction waste, or the like, or any similar container located outside and used for, or intended to be used for, the transport, shipment, or storage of construction materials, merchandise, or household goods.

INTRODUCED, READ AND ORDERED POSTED this 26th day of April, 2007.


KATHLEEN M. NOVAK
Mayor

ATTEST:


DIANA L. LENTZ, CMC
City Clerk


PASSED ON SECOND AND FINAL READING this ____ day of _____, 2007.

KATHLEEN M. NOVAK
Mayor

ATTEST:

DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney