



TOWN OF HIGHLAND BEACH PORTABLE STORAGE UNIT SITE PERMIT APPLICATION

PROPERTY OWNER INFORMATION

Name:	Phone:	Fax:
Address:		
Email Address:		

TENANT INFORMATION

Name:	Phone:	Fax:
Address:		
Email Address:		

PROPERTY ASSOCIATED WITH THIS APPLICATION

Address:

PORTABLE STORAGE UNIT DELIVERY DATE: _____ **PICK-UP DATE:** _____

SINGLE-FAMILY

MULTI-FAMILY (Provide survey or site plan showing location of unit)

Pursuant to Section 30-70 of the Town Code of Ordinances, portable storage units are defined as *any container designed for the storage of personal property and/or overflow merchandise which is typically rented to owners or occupants of property for their temporary use and which may be delivered and removed by vehicle*. The provisions for portable storage units provided in Section 30-70 are attached and include, but are not limited to, the following:

- There shall be no more than one (1) portable storage unit located on any site at any given time.
- No portable storage unit shall be larger than 130 square feet in total area and shall not exceed the height of the roofline of the principal structure on site.
- A site permit for a portable storage unit shall be valid for a maximum of ten consecutive days.
- No portable storage unit shall be placed at any one site in excess of 30 days within any 12-month period.
- All sites are limited to the maximum number of three (3) site permits within any 12-month period.
- All portable storage units shall be removed from the town immediately upon the issuance of a tropical storm or hurricane warning by a recognized governmental agency covering any portion of the town. In the event removal is not possible, the portable storage unit shall be secured against windloads of one hundred and fifty (150) miles per hour.
- A portable storage unit shall only be placed in a driveway or other paved surface, unless the rear of the site is readily available, and must be set back a minimum of five (5) feet from side property lines, and three (3) feet from the front property lines.
- A portable storage unit shall not be placed within any utility or drainage easement.

I certify that I have full knowledge of the portable storage unit provisions found in Section 30-70 of the Town Code and consent to the placement of a portable storage unit on my "site" as defined in Section 30-70(a).

Property Owner's Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

Sec. 30-70. - Portable storage units.

(a) *Definitions.* For the purpose of this section the following definitions shall apply:

Portable storage unit. Any container designed for the storage of personal property and/or overflow merchandise which is typically rented to owners or occupants of property for their temporary use and which may be delivered and removed by vehicle.

Site. A piece, parcel, tract, or plot of land occupied, or that may be occupied, by one or more buildings or uses and their accessory buildings and uses and which is generally considered to be one unified parcel.

(b) *Number, duration and removal.*

- (1) *On-site storage.* There shall be no more than one portable storage unit located on any site at any given time. No portable storage unit shall be larger than one hundred thirty (130) square feet in total area and shall not exceed the height of the roofline of the principal structure on site. A site permit, as required in this section for a portable storage unit to remain at a site shall be valid for a maximum of ten (10) consecutive days.
- (2) *Cumulative time restriction.* No portable storage unit shall be placed at any one site in excess of thirty (30) days within any 12-month period. All sites are limited to the maximum number of three (3) site permits within any 12-month period. If more than one unit in succession is to be used at a site, the time regulations detailed herein shall begin to accrue from the date of which the first unit was placed at the location.
- (3) *Notwithstanding the time limitations as stated above.* All portable storage units shall be removed from the town immediately upon the issuance of a tropical storm or hurricane warning by a recognized governmental agency covering any portion of the town. The removal of a portable storage unit during a tropical storm or hurricane warning is the responsibility of the owner/operator of the portable storage unit. In the event removal is not possible, the portable storage unit shall be secured against windloads of one hundred and fifty (150) miles per hour.
- (4) *On-site storage prohibited.* No on-site storage units shall be allowed on vacant, unimproved properties unless associated with a commensurate building permit for that site.

(c) *Site permit required prior to placing a portable storage unit on any site.*

- (1) The site owner/occupier or the owner/operator of the portable storage unit must apply for site permit. Application for the site permit shall be made to the building department, on a form provided by the town.
- (2) The application shall include the signature of the site occupant in order to ensure that the occupant has full knowledge of and consents to placement of the portable storage unit on his or her site and the provisions of this section. If the applicant is a tenant, then the applicant must also provide written consent from the property owner to make such application. A site permit fee, established by resolution of the town commission, shall accompany the application. The issuance of a site permit shall allow the applicant to place a portable storage unit on the site in conformance with the requirements of this section. The exterior of the portable storage unit shall have a weatherproof clear pouch, which must display the site permit at all times. However, no site permit shall be issued if it is determined that the storage unit provider or site owner is in violation of any provision of this section.

(d) *Maintenance and prohibition of hazardous materials.* The owner/operator of a portable storage unit and/or the owner/occupant of the site shall be 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. The site owner/occupier of the property on which a portable storage unit is placed shall also be responsible that no hazardous substances are stored or kept within the portable storage unit.

- (e) A portable storage unit shall only be placed in a driveway or other paved surface, unless the rear of the site is readily available, and must be set back a minimum of five (5) feet from side property lines, and three (3) feet from the front property lines. A portable storage unit shall not be placed within any utility or drainage easement. In the event that the building official, or his/her designee, determines that there is no driveway, or other paved surface, and the rear of the site is not accessible for placement of a portable storage unit, the building official, or his/her designee, may approve placement of a portable storage unit in the front yard providing that the placement of such portable storage unit does not obstruct the free, convenient, and normal use of the public right-of-way or access to any dwellings thereon.
- (f) *Portable storage units shall be for storage purposes only.* No other activity such as utilizing the unit for work or living space shall be allowed. The portable storage unit shall not contain any signage other than the name, address and telephone number of the owner/operator of the portable storage unit.
- (h) *Violations.*
 - (1) It shall be unlawful for any person to place or permit the placement of a portable storage unit on a site which he or she owns, rents, occupies, or controls without first obtaining a site permit from the building department.
 - (2) It shall be unlawful for a portable storage unit to remain at a site in excess of the time periods permitted under this section. Each day that any such portable storage unit remains at the site in violation of the permitted time periods shall constitute a violation against any person who owns, rents, occupies, or otherwise controls the site.
 - (3) Any violation of this section shall be subject to section 1-9 or may be deemed a public nuisance and as such, would be subject to the provisions for removal and abatement of said nuisance.

([Ord. No. 16-004, § 2, 3-1-16](#))