

Ordinance #255

Amendments to the Port Huron Charter Township Zoning Ordinance Regulation of Storage Containers

An ordinance providing for the health, safety, and general welfare of the residents of Port Huron Township, adding new definitions and regulating the use and placement of storage containers. Adding to Section 40-3 of the Port Huron Township Code of Ordinances. Adding Section 40-670, Storage Containers, to the Port Huron Township Code of Ordinances.

Storage Container defined as any prefabricated structure designed for transporting goods or for the temporary storage of property, such as pods, steel shipping containers, cargo containers, packing or storage crates, and parts or all a semi-trailer.

1. A maximum of two (2) storage containers are permitted in any business or industrial-zoned district, subject to the following conditions:
 - a. Site plan review and approval, pursuant to the regulations set forth in Section 40-52, is required.
 - b. A permit from the Port Huron Township Building Department is required.
 - c. All permits will be reviewed by the Building Inspector and Fire Department.
 - d. Containers must meet the setback requirements of the zoning district in which they are located.
 - e. Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.
 - f. Containers shall not be stacked above the height of a single container.
 - g. Containers shall maintain a minimum distance of ten (10) feet from each other.
 - h. No structural modifications may be made to the container.
 - i. No electricity or plumbing may be connected to a container.
 - j. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
 - k. Containers shall not be used as living quarters.
 - l. No livestock or pets may be stored in the container.
2. A maximum of two (2) storage containers are permitted in any residentially zoned district, subject to the following conditions:
 - a. The minimum parcel size shall be 5 acres for one (1) container and ten (10) acres for two (2) containers.
 - b. A permit from the Port Huron Township Building Department is required.
 - c. All permits will be reviewed by the Building Inspector and Fire Department.
 - d. Containers must meet the setback requirements of the zoning district in which they are located.
 - e. Containers shall not be stacked above the height of a single container.
 - f. Containers shall maintain a minimum distance of ten (10) feet from each other.
 - g. No structural modifications may be made to the container.
 - h. No electricity or plumbing may be connected to a container.

- i. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
 - j. Containers shall not be used as living quarters.
 - k. No livestock or pets may be stored in the container.
3. Storage containers are permitted as a temporary use, subject to the following conditions:
- a. A permit from the Port Huron Township Building Department is required.
 - b. All permits will be reviewed by the Building Inspector and Fire Department.
 - c. No permit for a storage container shall be valid longer than 90 days in any calendar year, and all containers shall be removed at the expiration date listed on the permit.
 - d. Containers must meet the setback requirements of the zoning district in which they are located.
 - e. Containers shall not occupy required off-street parking areas, fire lanes, or landscaped areas.
 - f. Containers shall not be stacked above the height of a single container.
 - g. Containers shall maintain a minimum distance of ten (10) feet from each other.
 - h. No structural modifications may be made to the container.
 - i. No electricity or plumbing shall be connected to a container.
 - j. Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
 - k. Containers shall not be used as living quarters.
 - l. No livestock or pets may be stored in the container.

This ordinance was adopted on February 3, 2025, at a regular meeting of the Charter Township of Port Huron Township Board of Trustees in a motion by Reno and seconded by Fulk, the vote as follows:

YEAS: Reno, Fulk, Pringle, Dudas, Shonka, Davis, Lewandowski

NAYS: None

ABSTAIN/ABSENT: None

By: Benita Davis, Clerk
Charter Township of Port Huron

CERTIFICATION

The foregoing is a true and complete copy of an Ordinance adopted by the Township Board of Port Huron Township, County of St. Clair, State of Michigan, at a regular meeting held on the 3rd day of February, 2025, and public notice of the said meeting was given pursuant to and in accordance with the requirement of Act No. 110 of the Public Act of 1976, as amended being the Open Meeting Act, and the Minutes of the said meeting have or will be made available as required by said Act.

BENITA E. DAVIS, CLERK
CHARTER TOWNSHIP OF PORT HURON

