

OFFICIAL  
OHIO TOWNSHIP  
ORDINANCE NO. 279

AN ORDINANCE OF THE TOWNSHIP OF OHIO COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA AMENDING THE OHIO TOWNSHIP CODE CHAPTER 32 ("ZONING") TO ESTABLISH REGULATIONS FOR THE UTILIZATION OF PORTABLE STORAGE UNITS AND DUMPSTERS.

WHEREAS, the Ohio Township Board of Supervisors has noted a proliferation of the utilization of portable storage units and dumpsters within the Township of Ohio; and

WHEREAS, Ohio Township Solicitor has advised the Ohio Township Board of Supervisors that it has the power to establish regulations for the use thereof; and

WHEREAS, the Ohio Township Planning Commission has reviewed the within Ordinance and, after providing its recommendation thereto, does hereby approve and recommend the same.

NOW, THEREFORE, be it ordained by the Board of Supervisors of the Township of Ohio, and it is hereby Ordained by and with the authority of the same:

FIRST: The Ohio Township Code, Chapter 32 ("Zoning") is hereby amended by adding thereto the following regulations concerning portable storage units and dumpsters as follows:

- A. Portable storage unit is hereby defined as a container that is not affixed to the land and that is designed for temporary short-term storage.
- B. Dumpster is a container that is not affixed to the land and is designed for temporary short-term refuse disposable.
- C. Both portable storage units and dumpsters are within the definition of "structure" which is hereby defined as any assembled, erected or constructed objects having a stationary location on or in land in or water, whether or not affixed to the land, including but not limited to gazebos, storage sheds, storage containers, portable storage units, free standing

posts, communications equipment buildings, communications towers, pillars, dumpsters and similar objects.

D. The following regulations shall be applicable to portable storage units for on-site storage and/or dumpsters:

1. There shall be no more than one (1) portable storage or dumpster per lot.
2. A portable storage unit or dumpster shall be no larger than eight (8') feet wide, sixteen (16') feet long and eight (8') feet high.
3. No portable storage unit or dumpster shall remain in a residential zoning district in excess of fourteen (14) consecutive days and portable storage units shall not be placed on a lot in a residential zoning district in excess of thirty (30) days in any calendar year. The portable storage unit shall be removed from the lot by the expiration date on the permit.
4. No portable storage unit or dumpster shall remain on a lot in a non-residential zoning district in excess of thirty (30) consecutive days, and portable storage units or dumpsters shall not be placed on a lot in a non-residential zoning district in excess of forty-five (45) days in any one calendar year.

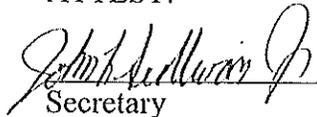
5. A portable storage unit and/or a dumpster shall be permitted during construction, re-construction, alteration or renovation of the principal building and for an additional period of three (3) days before and after such activity, provided a building permit has been issued by Ohio Township. The portable unit and/or dumpster shall be removed from the lot before the Township Building Inspector issues an occupancy permit, or if the construction activity ceases for a period of more than seven (7) consecutive days.
6. A portable storage unit or dumpster may be located on a lot during an emergency situation as declared by the appropriate Federal, State, County or Ohio Township agency pursuant to a temporary permit issued by the Ohio Township Building Inspector. The portable storage unit or dumpster shall be removed from the lot within seven (7) days after the end of the emergency declaration.
7. It shall be unlawful for any person to place, or permit the placement of, a portable storage unit or dumpster on property which he or she owns, rents, occupies or controls without first having obtained a permit therefore from the Ohio Township Building Inspector.

8. Application for a permit shall be made to the Ohio Township Building Inspector on a form provided by Ohio Township. The Building Inspector shall determine the most appropriate location for the portable storage unit or dumpster to be placed on the lot. A permit fee in an amount to be established from time to time by resolution of the Ohio Township Board of Supervisors accompany the application. The issuances of a permit shall allow the applicant to place the portable storage unit or dumpster on the subject lot in the location specified in the permit in conformance with the requirements of this Chapter 32. The permit shall be posted in plain view on the subject lot.

SECOND: That any ordinance or part of ordinances conflicting with the terms and provisions of this Ordinance be and the same are hereby repealed to the extent of said conflict.

BE IT ORDAINED AND ENACTED into law by the Board of Supervisors of the Township of Ohio at its regularly convened public meeting held on the 14 day of Sept, 2006.

ATTEST:

  
Secretary

Township of Ohio  
  
Chairman Board of Supervisors