

**Louisburg Planning Commission Regular Meeting**  
**6:30 P.M. March 25, 2026**  
**City Council Meeting Room**  
**215 S. Broadway**  
**AGENDA**

Livestream link:

<https://boxcast.tv/view/planning-commission-oqbpw4wlfwas1shngmar>

**Item 1: CALL TO ORDER**

**Item 2: PLEDGE OF ALLEGIANCE**

**Item 3: ADOPTION OF THE AGENDA**

**Item 4: APPROVAL OF THE MINUTES:**

-Minutes from Feb. 25, 2026, Planning Commission regular meeting.

**Item 5: ELECTION OF OFFICERS**

**Item 6: PUBLIC COMMENTS:**

Persons who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Speakers will be limited to three (3) minutes. Any presentation is for informational purposes only.

**Item 7: SCHEDULED VISITORS:**

A. Potential business owner that wishes to discuss relocation of his business (*no memo*)

**NEW BUSINESS:**

**PUBLIC HEARING BUSINESS ITEMS:**

**Item 8:** None

**NON-PUBLIC HEARING BUSINESS ITEMS:**

**Item 9:** Potential Text Amendment – Lot Splits

**Item 10:** Potential Text Amendment – Shipping Containers

**OLD BUSINESS:**

None

**Item 11: Adjournment**

*The next regular meeting of the Planning Commission is scheduled for 6:30 p.m. Wednesday, April, 29, 2026.*

**LOUISBURG PLANNING COMMISSION  
MEETING MINUTES  
WEDNESDAY, FEBRUARY 25, 2026**

Livestream link:

<https://boxcast.tv/view/planning-commission-rwy7uofviznu05xjl6lz>

The Planning Commission of the City of Louisburg, Kansas, met at 6:30 p.m. in the City Hall Council Chambers with Chairperson Mike Johnson presiding.

**ATTENDANCE:**

Commission Members: Andrew Ball, Stephanie Parker, Thorvald McKiernan,  
Chris Hoffman

Mayor: Donna Cook

City Administrator: Nathan Law

Communicators Coordinator/Recording Secretary: Jean Carder

**PLEDGE OF ALLEGIANCE**

Johnson led the Pledge of Allegiance.

**APPROVAL OF THE AGENDA**

Thorvald McKiernan moved, seconded by Chris Hoffman and carried 5-0, to approve the agenda.

**APPROVAL OF THE MINUTES**

McKiernan moved, seconded by Andrew Ball and carried 5-0 to approve the minutes.

**ELECTION OF OFFICERS**

City Administrator Nathan Law said per City Code that officers should be selected at this meeting but noted one member is absent and the vacant seat had not been appointed yet. Planning Commission discussed and decided to wait until the next meeting to elect officers. Hoffman asked who is not returning. Mayor Cook said that Jason Crooks was stepping down.

**PUBLIC COMMENTS**

None

## **SCHEDULED VISITORS**

None

## **NEW BUSINESS**

**Public Hearing Business Items** – none

**Non-Public Hearing Business Items:**

**Lot Split Text Amendment Considerations** – Law noted per regulations lot splits are supposed to occur before building and noted a comment by the surveyor on the recently approved lot split of a duplex property who said it can be difficult to approve prior to the foundation is set. He noted with additional permits issued for these duplexes and more coming, asked if Planning Commission is willing to allow for the practice to continue in which lot splits are completed after the build, or consider a moratorium or take a stance until a text amendment happens, no splits would be allowed. Johnson said he thought we just need to be consistent and is ok with continuing as we have been. Law said we can continue that and work on a text amendment in the meantime. Discussion occurred of when to request the lot split – before a Temporary Certificate of Occupancy or at the framing inspection. Staff will bring back proposed language.

**Subdivision Questions** – Law said staff has tried to compile questions from the last meeting and provide answers. He said TJ Williams had planned to attend the meeting as some of these questions related to Rolling Rock Reserve but was unable to attend at the last minute. McKiernan said there are various inspection requirements and asked if any were implemented and noted these are spelled out in the subdivision regulations. Law said an independent contractor does inspections while some, like utilities, are reviewed by Public Works. McKiernan said the final plat is not to be filed with the county until it has been accepted by the City and referenced section 901 and that infrastructure must be approved before it is filed with the County. Discussion turned to the entrance off S. 16<sup>th</sup> to Rolling Rock and McKiernan indicated the street width is different than what was shown on the final plat. The difference discussed was because what was being measured by McKiernan was street width, while the plans show right-of-way width.

Planners discussed the final plat should not be signed and filed with the County until everything is completed to the City's satisfaction. Planners discussed street lights, and Hoffman asked if those will go in. Law said the developer plans to install the street lights. Discussion occurred if there should be any requirements to force the installation.

### **OLD BUSINESS:**

**Joint Workshop** – Hoffman said he would be representing the Planning Commission at the next evening's joint workshop between Council and commissions/boards/committees.

**Planning & Development Director Position** – Stephanie Parker asked if Council should consider an increase to the salary for this position since it remains vacant. McKiernan asked if a temporary person should be hired. He thinks a building inspector is needed not a planning director. Hoffman thinks there is a problem in defining the role. McKiernan doesn't think a candidate can be found to fill all the needed roles. Hoffman asked how to define the positions needed and how many positions that might include. Discussion occurred. Hoffman said it might be beneficial for Planning and Council to meet to align goals. Law updated the Planning Commission that Council is working on the City's goals/missions and that might help drive or direct boards/commissions. Parker asked what is the expectation for volunteer boards. Discussion occurred. Law said everyone appreciates those who volunteer on this and other boards.

### **ADJOURNMENT**

At 7:29 p.m., Hoffman moved, seconded by Ball and carried 5-0, to adjourn the meeting.



## **Memo: Item 5**

**To:** Planning Commission

**From:** Staff

**Date:** March 19, 2026

**Re:** Election of Officers

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At the last meeting, election of officers was tabled to this meeting to allow for the Governing Body to finalize Planning Commission appointments.

Officers include chair, vice chair and secretary. The secretary shall keep a complete and accurate record of all proceedings, hearings, and actions of the commission. The secretary may either be a member of the commission or someone else who is not a member of the commission (per City Code).

Legal: None at this time.

Financial: None at this time.

Recommendation: Elect officers.



## Memo: Item 9

**To:** Planning Commission

**From:** Staff

**Date:** March 19, 2026

**Re:** Potential Text Amendment/Procedural Change – Lot Split

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At the last meeting, Planning Commission discussed a change to the City's lot split process. The consensus was to continue to handle lot splits as they have been historically while in the meantime consider text language change to lot split procedures.

See attached redline changes.

Any proposed changes will require a public hearing and public notification.

Legal: None at this time.

Financial: None at this time.

Recommendation: Discuss and direct staff accordingly.

Sample motion: *I move to conduct a public hearing at the April meeting with proper notification given to make changes to the City of Louisburg Lot Split procedure to include (those items provided by Staff or other items agreed upon by Planners during the meeting):* \_\_\_\_\_

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## ARTICLE 17

### LOT SPLIT PROCEDURE

The intent of this section is to provide for the issuance of building permits on lots divided into ~~not more than two tracts~~ **two or more tracts to accommodate multi-family housing** without having to replat said lot, provided that the resulting lots shall not again be divided without replatting. **The lot split should occur at the same time as framing the multi-family unit.** The Governing Body, upon recommendation from the Planning Commission, may approve or disapprove lot splits in accordance with the lot split regulations set forth in the City of Louisburg Subdivision Regulations or City of Louisburg Growth Area Subdivision Regulations, whichever is applicable.

1. The applicant shall first meet with the Codes Administrator, and all applicable city staff members and city consultants to receive an explanation of the lot split procedure, including its requirements and limitations, and an application form.
2. The lot split application shall be completely filled out and returned to the Office of the Codes Administrator with the appropriate fee. An application fee and deposit shall be paid at the time the site plan application is submitted. The deposit shall be used to cover expenses incurred by the city in the processing and review of the application. If the city's processing and review costs exceed the amount of the initial deposit, the applicant shall be required to pay the additional amount. An application for a lot split shall not be processed until it has been fully completed, the appropriate application fee and deposit paid, and all requested information submitted. As a part of the application, four (4) copies of a scale drawing shall be submitted which shall show the following:
  - A. Boundaries of the existing parcel;
  - B. Location of all structures;
  - C. Precise nature of the proposed split;
  - D. Legal description of the lots to be formed; and
  - E. Name, signature, and seal of the licensed engineer or the registered land surveyor who prepared the drawing.
3. Upon submission of a completed application and payment of the application fee and deposit, the ~~Codes Administrator~~ **Planning and Development Director or designee** shall schedule said lot split application on the agenda for the next available planning commission meeting.
4. No lot split shall be approved if:
  - A. A new street or alley is needed or proposed.
  - B. A vacation of streets, alleys, setback lines, access control or easements is required or proposed.
  - C. If such action will result in significant increases in service requirements, (e.g., utilities, schools, traffic control, streets, etc.); or will interfere with maintaining existing service levels (e.g., additional curb cuts, repaving, etc.).
  - D. There is less street right-of-way than required by these regulations or the Comprehensive Plan unless such dedication can be made by separate instrument.
  - E. All easement requirements have not been satisfied.
  - F. If such split will result in a tract without direct access to a street.
  - G. A substandard-sized lot or parcel will be created.
  - H. If the lot has been previously split in accordance with this article.

5. Upon review of a lot split application in relation to the above specified criteria, the Planning Commission may make such recommendations as deemed necessary to carry out the intent and purpose of existing land development regulations, the adopted Comprehensive Plan and Governing Body policy. Requirements may include, but not be limited to, installation of public facilities, dedication of rights-of-way and easements, access control, and submission of covenants for the protection of other landowners in the original subdivision.
6. The Planning Commission shall, in writing to the Governing Body, either recommend approval, with or without conditions, or disapproval, of the lot split within thirty (30) working days of application. If approved by the Governing Body and after all conditions have been met, the Governing Body shall sign and furnish a certificate of approval to be affixed to the lot split survey and a certified copy thereof shall be filed with the Register of Deeds. Copies of the approved lot split shall also be provided to the Codes Administrator and the applicant.
7. No building permit shall be issued for any site which contains a division of a platted lot of record, unless such division has been ratified in the manner provided in the subdivision regulations.

CITY OF LOUISBURG, KANSAS

LOT SPLIT APPLICATION

Return Form To:  
Planning & Development Office,  
City of Louisburg  
215 S. Broadway,  
Louisburg, KS 66053  
(913) 837-5811

For Office Use Only  
Lot Split Case No.: LS - \_\_\_\_\_  
Date Filled: \_\_\_\_\_  
Filling Fee: \_\_\_\_\_  
Deposit: \_\_\_\_\_

**APPLICANT INFORMATION:**

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Owner: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

**LOT SPLIT INFORMATION:**

1. General Location of Property \_\_\_\_\_
2. Legal Description  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Existing Zoning \_\_\_\_\_
4. Gross Acreage \_\_\_\_\_
5. Existing Street Right-of-Way Width : \_\_\_\_\_
6. Lot Frontage:  
Tract A: \_\_\_\_\_ Tract B: \_\_\_\_\_
7. Lot Area:  
Tract A: \_\_\_\_\_ Tract B: \_\_\_\_\_
8. Is there a public water supply available to serve the proposed lots?  
Yes \_\_\_\_\_ No \_\_\_\_\_
9. Is there a public sanitary sewer available to serve the proposed lots?  
Yes \_\_\_\_\_ No \_\_\_\_\_

The owner herein agrees to comply with the City of Louisburg, Kansas Subdivision Regulations or the City of Louisburg, Kansas Growth Area Subdivision Regulations, whichever are applicable, as amended, and all other pertinent ordinances or resolutions of the City, Miami County as are determined to be applicable within the City of Louisburg Growth Area and the Statutes of the State of Kansas. It is agreed that all costs of recording the lot split and supplemental documents thereto with the Register of Deeds shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for the lot split.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Agent (if any)

CITY OF LOUISBURG, KANSAS

LOT SPLIT CHECKLIST

Return Form To:
Planning & Development Office,
City of Louisburg
215 S. Broadway
Louisburg, KS 66053
(913) 837-5811

For Office Use Only
Lot Split Case No.: LS -
Date Filled:
Filing Fee:
Deposit:

INSTRUCTIONS:

The following is to be completed by the applicant or his engineer and shall accompany the lot-split application when it is submitted to the Codes Administrator.

- A. Have the four (4) required copies of the survey or drawing been submitted?
B. Has the filing fee and deposit been submitted?
C. A lot split shall not be approved if the answer is yes to any of the following questions:

Table with 3 columns: Question, Yes, No. Rows include: Is a new street or alley required or proposed?, Is a vacation of streets, alleys, setback lines, access control or easements required or proposed?, Will the lot split result in significant increases in service requirements or interfere with maintaining existing service levels?, Is there less street right-of-way than required by these regulations or the Comprehensive Plan and such dedication cannot be made by separate instrument?, Are easement requirements unsatisfied?, Will such subdivision result in a tract without direct access to a street?, Will a substandard-sized lot or parcel be created?, Has the lot been previously subdivided under these lot split regulations?

OFFICE USE ONLY:

Planning Commission Action: Date:
Governing Body Action: Date:
Date filed with Register of Deeds:

*CITY OF LOUISBURG, KANSAS*

**LOT SPLIT APPROVAL CERTIFICATE**

**Lot Split Certificate LS - \_\_\_\_\_**

Know all men by these presents that we, the undersigned owners of the property legally described herein have caused this Lot Split to be prepared and hereby certify that no other Lot Split has been previously filed on said property.

\_\_\_\_\_  
Owner (*print*)

\_\_\_\_\_  
(*signature*)

State of \_\_\_\_\_ ) SS  
County of \_\_\_\_\_ )

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, a notary public in and for said County and State, came \_\_\_\_\_ to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same to be his/her/their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my notarial seal the day and year above written.

Notary Public

(SEAL)

My commission expires: \_\_\_\_\_

*CITY OF LOUISBURG, KANSAS*

**Page 2, Lot Split Certificate LS - \_\_\_\_\_**

Legal Description:

This Lot Split approved by the Louisburg, Kansas, Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Planning Commission Chairperson (*print*) (signature)

This Lot Split approved by the Louisburg, Kansas, Governing Body this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor (*print*) (signature)

This Lot Split approved by the Miami County Survey Reviewer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Miami County Survey Reviewer (*print*) (signature)

This instrument was filed for record in the office of the Register of Deeds on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_.

\_\_\_\_\_  
Miami County Register of Deeds (*print*) (signature)



## Memo: Item 10

**To:** Planning Commission

**From:** Staff

**Date:** March 19, 2026

**Re:** Potential Text Amendment – Shipping Containers

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Last June the Planning Commission discussed allowing for some kind of use of shipping containers. This stemmed from shipping containers being placed in the parking lot at Louisburg Village Market. There was not direction by Planning Commission at that time to pursue any text change.

Here is the excerpt from those minutes on this topic:

*Bomgaar's – Update and Discussion of Special Use – Louderbaugh noted that staff has been working with the property manager and store manager over the last couple of months to come up with a solution to the use of the storage containers on site, to discuss moving the containers. She noted that per discussion with the store manager, the containers were supposed to have been moved already, but when Louderbaugh last checked, the containers had not yet been moved. She reached out for an additional update on this. Louderbaugh noted there had been previous discussions about how to remediate this issue, whether the containers needed to be painted, moved behind the building, etc., or if a permit would be allowed for this, perhaps a Special Use. She noted that currently, the C-3 zoning district does not have an allowance for this type of storage in the Permitted Uses or Special Uses section, and a Conditional Use Permit would not be feasible either. A Zoning Regulations text amendment would be required to allow this to be in place. Crooks asked if part of this issue was that parking stalls were being taken up in front of the building, as there is already limited parking due to merchandise being displayed there as well. McKiernan said he would possibly be supportive of adding a Special Use for this, with requirements about painting, where they can be located, etc. as shipping containers are becoming more readily available and can be good for different uses. Louderbaugh said part of the issue is a section in the C-3 that expressly prohibits the outdoor storage of items other than those for direct sale to the public, so that would have to be either 5 stricken or amended in a text amendment process. Law said that it would be important to keep in mind where you allow these to be used, as there have now been requests for using containers as homes as well as for commercial uses, and there could be concern if they are allowed for one use but not another. McKiernan said that residential tends to be different in materiality, etc. so that could be a separate consideration. Ball, Brown, and Crooks all stated that they were not opposed to this use. Discussion occurred regarding emergency response and allowing adequate access, as well as timeline for the use.*

In the past week, another business owner has reached out with a request to bring in a shipping container on the property to house old solar equipment. The property address is 305 N. Third and is owned by Apple Electric Integrated. The business representative said they are required to store the solar equipment for a period of time. For now, this equipment is just piled up on the east side of the lot, and the representative admitted it was an eyesore and would like to clean up the property. The business owns two tracts, the subject property is C-3 and the neighboring property that fronts N. Broadway is I-1.

It was explained that shipping containers aren't allowed by current regulations now, but this had been discussed by Planning Commission previously who seemed willing to explore options in which such containers could be allowed. Staff explained the process to the property owner, who is willing to wait and see what transpires with any action on this item.

Staff has done some research on the use of shipping containers in the state and has found the following information compiled by a shipping container supplier that may be relevant to this discussion:

## **Shipping Container Zoning Laws, Permits, & Building Code Requirements in Kansas**

### **Zoning Laws**

- **Permitted Uses:** Shipping containers are permitted for temporary use at construction sites, for relocation purposes, or during natural disaster recovery. Permanent use is often restricted to commercial or industrial zones.
- **Residential Areas:** They might be permitted as accessory structures but not as primary residences without special permits.

### **Permits**

- **Building Permits:** A building permit is required before placing a shipping container on a property. This includes submitting plans that detail the intended use of the container and its location.
- **Temporary Use Permits:** For temporary uses, some municipalities in Kansas may allow containers for a limited time (e.g., 30 to 60 days), after which they must be removed.

### **Building Code Requirements**

- **Structural Integrity:** Containers must be structurally sound and maintained in good condition. They should not be stacked unless allowed.
- **Setbacks and Separation:** Containers must adhere to setback requirements from property lines (e.g., 20 feet) and may need to be a certain distance from existing structures (e.g., 50 feet from homes).

- **Surface Requirements:** Containers must be placed on a solid surface (e.g., concrete, asphalt) to prevent weed growth and maintain stability.

### **Aesthetic and Safety Regulations**

- **Screening and Landscaping:** Many municipalities require that shipping containers be screened from view using landscaping or fencing to minimize visual impact.
- **Color Requirements:** Containers may need to be painted in earth tones or colors that blend with the surrounding environment.
- **Signage:** Any signage on the containers is usually prohibited.

The company provided these examples from various Kansas municipalities:

1. **De Soto:** Shipping containers are allowed for temporary use in all zoning districts but are prohibited on residential parcels smaller than 2 acres. The maximum size is limited to one container of 1,360 cubic feet.

Containers must be placed on paved surfaces and cannot block access to public rights-of-way or utility easements. They must also be screened from view and maintained in good condition.

2. **Plainville:** Temporary use of shipping containers is allowed for up to 60 days, with the possibility of a 30-day extension. Permanent use is restricted to commercial and industrial zones.

Containers must not impede access to public utilities and must be safe and structurally sound. They cannot be connected to utility services except for electricity.

3. **Topeka:** In residential zones, one cargo container up to 160 square feet can be used temporarily for up to 30 days per year. In non-residential zones, containers can be up to 320 square feet with similar time restrictions.

Containers must not interfere with parking or emergency access and should not be visible from public streets unless adequately screened.

4. **Independence:** Shipping containers may serve as accessory uses in residential districts under certain conditions. They can also be used as dwellings in agricultural districts with a conditional use permit.

Containers must adhere to aesthetic guidelines, including siding materials compatible with nearby structures.

De Soto's Community Development Department provided its regulations pertaining to shipping containers in that city. (See attached document).

In Paola, containers are not regulated on commercial properties. Their zoning office allows for use as a skeleton for a shed in residentially zoned districts but must add siding and a roof to make it look like a traditional shed. The Paola regulations for detached accessory structures allow for a maximum of 360 square feet per 3000 square feet of lot space, with a maximum of 900 square feet for any individual structure. Hard surfacing is not a requirement, because they have a built-in floor. Sheds with a built-in floor are not required to be on a slab. The building inspector requires a slab at a certain square footage for sheds/garages without a floor. Electricity can be connected, provided it meets building codes.

If desired to move forward on this item, Staff would like Planning Commission to discuss aspects for consideration. From that, language could be drafted for review at the next meeting with a potential Public Hearing slated for the May meeting for consideration of text changes.

These are the considerations:

- Zoning districts (A-L, R-1, R-2, R-3, M-P Mobile Home Park, C-O Office & Institutional, C-1 Neighborhood Business, C-2 Central Business, C-3 General Business, C-4 Special Use Business, C-5 Highway Service, B-P Business Park, I-1 Light Industrial, I-2 Heavy Industrial, PUD) in which shipping containers may be placed and any limitations to that. i.e. - Allowed in residential districts but prohibited on lots less than XXX in size (acres, square feet, something else); allowed/not allowed in multi-family zoning districts.
- Should shipping containers be a permitted use.
- Are containers only for temporary storage or may it be a permanent placement. If temporary, define.
- May containers be used for something besides storage – i.e., offices, homes, etc.
- Is there a container number or size limitation per parcel.
- What, if any, setbacks should apply.
- Is there a height limitation – i.e., can they be stacked in certain zoning districts.
- Fire/Safety compliance – Access/fire lanes should not be blocked. Emergency access to buildings must be maintained. Is storage of hazardous materials allowed.
- Consideration for locations to avoid: easements, ROW, stormwater drainage, etc.
- Consideration for utility connections – to include electric, plumbing, data lines.
- Considerations for windows, doors or interior build-outs.
- Container must be placed on - concrete, asphalt, packed gravel, other.
- What types of signage would be allowed on the container – a Right-to-Know placard similar to image at left, business signage, emergency contact sign, or other types of signage.
- Are inspections needed and how often.
- Should containers be required to be painted or faced to match main structure.



- Does the container need to be screened. Would this apply to each district or only in commercial or industrial districts that abut a residential district.
- What measures to put into place if the container becomes unsightly, unsafe or is not used in the manner in which it was permitted (if applicable).
- Consideration if the shipping containers are ancillary to the primary use of the non-commercial or industrial use of the subject property and therefore not subject to any restrictions.

Legal: None at this time.

Financial: None at this time.

Recommendation: Discuss and direct staff accordingly.

De Soto, Kansas, regulations pertaining to shipping containers:

**Shipping Containers.**

- A. Ancillary to commercial or industrial uses: The use or repair of Shipping Containers in operational or logistical support of non-retail commercial or industrial warehousing, manufacturing, distribution, or related uses is allowed and shall not be considered temporary. Such uses are not subject to the restrictions of this section.
- B. Permanent Use: Shipping containers are allowed for use as accessory structures in all districts except the C-1 district, subject to the accessory building size, number, height, and location requirements set forth in Section 3 of this Article, and subject to the following restrictions:
1. The use of shipping containers as permanent accessory structures requires the issuance of a building permit.
  2. Shipping containers are prohibited on residential parcels less than 2 acres in size.
  3. Maximum number of containers per parcel is one.
  4. Maximum size of container is 1,360 cubic feet (8x8.5x20)
  5. Maximum height is 8.5 feet
  6. No storage container may be placed on a lot which does not contain a principal structure, unless such lot is adjacent to and under the same ownership as a lot with a principal structure.
  7. All signage on the shipping container shall be removed and the shipping container shall be maintained in good condition and painted a color complementary to the primary structure.
  8. Shipping containers shall not be stacked on top of each other and shall be safe, structurally sound, stable, in good repair, and in compliance with any other City requirements, including building codes.
  9. Adequate means for fire and emergency vehicle access to shipping containers shall be provided.
  10. Containers may not be stored in a manner that impedes access to public right-of-ways, public utility or drainage easements, adjacent structures, and buildings.
  11. Materials Stored: Materials stored inside the container shall be normal personal household items. No commercial or business products, equipment or materials shall be stored in a container.
  12. All shipping containers must be placed on a paved surface. Such paved surface must be a solid surface capable of preventing the growth of grass or weeds and capable of sustaining vehicle and foot traffic loads without the formation of muddy or soft conditions. These surfaces may include concrete, asphalt, gravel, paving stones, or other similar durable, non-biodegradable materials.
  13. Screening and Landscaping: The perimeter of the area on which containers are placed shall be screened from adjoining properties and from the street. Screening may consist of existing

vegetation, new vegetation, fencing, berms, or other on-site structures that significantly obscure the visual presence of the container from off-site locations. The container shall not be predominantly visible from any public street or from any residential property.

14. Setbacks and Separation distance:

Containers shall be setback a minimum of 20 ft. from the property lines.

When adjacent to an existing house or residence, containers shall be at least 50 ft. feet from the house or residence.

C. Temporary Use: Shipping containers are allowed in all zoning districts as temporary uses for purposes of relocation of home or business, remodeling, or temporary storage of goods, equipment, or personal possessions, subject to the following restrictions:

1. The maximum size of all containers on any zoned lot at any one time shall be 2,720 cubic feet. (this will allow for two containers measuring 20'x8'x8.5').
2. The maximum number of containers on any zoned lot at any one time shall be two.
3. Shipping containers are allowed for a maximum period of 30 days. Time extensions of up to an additional 30 days may be approved by the Code Enforcement Official.
4. No shipping container can be placed on the traveled portion of a roadway or upon any sidewalk, unless specifically approved by the City Administrator or his designee.
5. All shipping containers must be placed on a paved surface. Such paved surface must be a solid surface capable of preventing the growth of grass or weeds and capable of sustaining vehicle and foot traffic loads without the formation of muddy or soft conditions. These surfaces may include concrete, asphalt, gravel, paving stones, or other similar durable, non-biodegradable materials.
6. No shipping container can be placed in such a way that it blocks visibility for motorists, or otherwise presents a safety hazard, in the judgment of the Code Enforcement Official.