

*530.22 Temporary use of portable storage units.*

A. *Location and placement.* Portable storage units may be temporarily located in residential and commercial zoning districts only so long as they do not obstruct vehicular or pedestrian traffic. Such units shall not be placed in such a manner that a person lawfully using the sidewalk must detour into the street in order to go around the unit.

B. *Duration.*

1. A portable storage unit may remain at a site used for residential purposes for up to 30 calendar days, with one portable storage unit allowed at a site at a time. There will be two allowances per calendar year.

2. A portable storage unit may remain at a site zoned for commercial use and actually used for commercial purposes for up to 60 calendar days, with two allowances per calendar year, provided that the unit is not visible from surrounding parcels or from the right-of-way (i.e., the units are buffered by tall opaque fencing, located behind the building, located on a portion of a parcel with no abutting development, etc.), or provided its location is provided for on an approved site development plan.

3. Redelivery of a portable storage unit for purposes of unloading will be allowed for a period of five days.

C. *Construction.*

1. For sites where the portable storage units are being used in connection with new construction or extensive renovation or repair of property, portable storage units related to and used for the ongoing construction or storage of construction materials during such construction shall be allowed for the period of continuous construction provided there is an active and valid building permit for the property. Any portable storage unit at the site that is not specifically related to and used in connection with the construction shall be subject to the limits otherwise imposed in this section of the Code. Within five calendar days of expiration of a building permit, passage of all final inspections, or issuance of a certificate of occupancy (whichever is later), the portable storage units shall be removed.

2. In the event of fire, hurricane or natural disaster causing substantial damage to the principal structure on the property, a portable storage unit shall be allowed on site, subject to all applicable sections of this chapter, for 60 calendar days regardless of the existence of a valid building permit.

D. *Violations.* It shall be unlawful for a portable storage unit to remain at a site in excess of the time periods or in violation of the locations permitted under this section. Each day that any such portable storage unit remains at a site in violation of the provisions of this section shall constitute a violation.

E. *High winds.* Within 12 hours after issuance of a hurricane warning including Pasco County, all portable storage units shall be removed or secured in such a manner so as to minimize the danger of such units causing damage to persons or property from high winds.