

**CHARTER TOWNSHIP OF WILLIAMS  
COUNTY OF BAY, MICHIGAN**

**ORDINANCE 195**

**INTRODUCTION AND ORDINANCE AMENDING ORDINANCE 33, AS  
AMENDED, TO DEFINE AND REGULATE WITHIN ALL ZONING  
DISTRICTS, CARGO/SHIPPING/STORAGE CONTAINERS AND/OR  
PORTABLE OR TEMPORARY STORAGE CONTAINERS WITHIN THE  
CHARTER TOWNSHIP OF WILLIAMS AND TO PROVIDE PENALTIES  
FOR THE VIOLATION THEREOF.**

**THE CHARTER TOWNSHIP OF WILLIAMS ORDAINS:**

**SECTION I**

The Williams Charter Township Ordinance 33, designated "Williams Township Zoning Ordinance", are hereby amended by adding the following described sections into the text of said Ordinance.

**Definition Changes/Additions**

SECTION 2.02. ACCESSORY USE OR STRUCTURE. A use, building or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use, building or structure. For purposes of this Ordinance, cargo containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles, portable pods, and similar prefabricated items and structures originally built for purposes other than primary use as a dedicated accessory storage structures are not permitted.

**NEW DEFINITIONS**

SECTION 2.15.05 CARGO / SHIPPING/ STORAGE CONTAINER (HEREINAFTER REFERRED TO AS "CARGO CONTAINER"): Any metal or primarily metal container designed or constructed to ship, store, or handle bulk goods or items, or which appears substantially similar to such containers in appearance. Such containers include reusable steel boxes, freight containers, and bulk shipping containers; originally, a standardized reusable vessel that was designed for and used in the parking, shipping, movement, transportation or storage of freight, articles of goods or commodities; generally capable of being mounted or moved on a rail car, or loaded on a ship.

SECTION 2.39.15 PORTABLE OR TEMPORARY STORAGE CONTAINER (HEREINAFTER REFERRED TO AS "PORTABLE STORAGE CONTAINER"): A portable or moveable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, valuables or merchandise (typically known as PODS, MODS, etc.), and which is leased on a short-term basis for temporary storage purposes.

## GENERAL CONDITIONS CHAPTER 3

### Section 3.34 – Cargo / Storage / Shipping Containers

- A. Cargo Containers are not permitted to be used on property zoned R-2 or R-3 residential districts. . The minimum lot size to allow cargo containers is 2 acres (for all districts). The placement of Cargo Containers as an accessory storage use is limited to the following zoning districts:

- R- 1 Low Density Single-Family District – Use by Right
- C-1 Neighborhood business district – Use by Right
- C-2 General Business District – Use by Right
- C-3 Interchange Business District – Use by Right
- LI Light Industrial District– Use by Right
- IND Industrial District– Use by Right
- OF Office District– Use by Right
- AG Agricultural District– Use by Right

- B. Cargo Containers for Permanent Storage

When allowed by zoning, Cargo Containers may be permanently placed on the property if all applicable building regulations are followed and the property owner obtains site plan approval from the Township Zoning Administrator, unless the request is a special use in the R-1 district. The following regulations shall also apply.

1. Cargo Containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
2. Cargo Containers shall be painted in solid colors (colors which blend into the surrounding area). Any writing or graffiti that may be placed on the Container is the responsibility of the property owner and shall be promptly removed.
3. A solid foundation (road base material/gravel or better) is required for permanent storage use.
4. No motor vehicles are allowed to be used as Cargo Containers for permanent storage.
5. Cargo Containers shall meet the setback requirements of the Section 3.09.10.
6. Cargo Containers shall not be stacked above the height of a single container device.
7. No electricity or plumbing may be run or connected to a Cargo Container.
8. Cargo Containers must be placed in the rear yard of the property unless screened so as to not be visible from the street and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
9. Cargo Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
10. Cargo Containers shall not occupy required off-street parking, fire lanes, loading or landscaping areas.
11. No Cargo Container shall be placed in a location which may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to the surrounding land use and development.
12. No Cargo Container may be used as living quarters.
13. No structural modifications may be made to Cargo Containers.
14. No livestock or pets may be stored in Cargo Containers.



**C. Cargo Containers for Temporary Use**

Property owners will be required to obtain a temporary zoning permit (Section 3.07) from the Zoning Administrator. Property owners using Cargo Containers for temporary use must be able to produce for inspection upon request by the Township any documentation related to shipping dates for each container on site. No Cargo Container used for temporary storage shall be kept on the premises for longer than three months, upon approval, this period may be extended for an additional three months annually. The following regulations shall also apply:

1. Cargo Containers shall meet the setback requirements of the Section 3.09.10. Preferred placement of these temporary structures is a driveway or front yard area, if applicable considering setback requirements.
2. Cargo Containers shall not be stacked above the height of a single container device.
3. No electricity or plumbing may be run or connected to a Cargo Container.
4. Cargo Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
5. Cargo Containers shall not occupy required off-street parking, fire lanes, loading or landscaping areas.
6. No Cargo Container shall be placed in a location which may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to the surrounding land use and development.
7. No Cargo Container may be used as living quarters.
8. Cargo Containers associated with an approved building construction project shall be permitted to remain on-site until the approval of the lesser of the project's final building inspection or the expiration of the building permit.
9. No structural modifications may be made to Cargo Containers.
10. No livestock or pets may be stored in Cargo Containers.

**Section 3.35 - Portable Storage Containers**

A. Placement - Portable Storage Containers may be used in all zoning districts and shall adhere to the following restrictions and requirements:


1. No Portable Storage Container may be stacked on top of another or on top of any other object.
2. Portable Storage Containers shall not be used to store hazardous materials, as defined by the Michigan Fire Code.
3. No plumbing may be run or connected to a Portable Storage Container.
4. Portable Storage Containers used in a residential district or associated with a residential use must be placed on a driveway or paved area.
5. Portable Storage Containers used in a non-residential district or associated with a non-residential use shall not occupy required off-street parking, loading or landscaping areas.
6. No Portable Storage Container shall be placed in a location which may cause hazardous

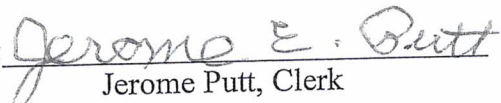
AUTHENTICATION OF RECORD

We, Will Butterfield, Supervisor, and Jerome Putt, Clerk, for the Charter Township of Williams, Bay County, Michigan, hereby authenticate the following relative to the foregoing Ordinance:

1. That the same was passed by the Charter Township of Williams Board on the 10<sup>th</sup> day of August, 2021.
2. That the following members of the Charter Township of Williams Board voted yes, in favor of said Ordinance: W. Butterfield, J. Putt, J. bower, J. Plant, S. Vanto
3. That the following members of the Charter Township of Williams Board voted no, against said Ordinance: B. Jean, D. Friebe
4. That the following members of the Charter Township of Williams Board were absent: None

CHARTER TOWNSHIP OF WILLIAMS, Bay County, Michigan

By:   
Will Butterfield, Supervisor

By:   
Jerome Putt, Clerk

conditions, constitute a threat to public safety, or create a condition detrimental to the surrounding land use and development.

7. No Portable Storage Container may be used for living quarters.

**B. Time Limit**

1. Portable Storage Containers shall be removed from the property within ninety calendar days from the date of initial placement. Property owners are allowed one additional ninety day period, annually.
2. In no event shall the use of a Portable Storage Container exceed one hundred eighty (180) days during any twelve-month period.
3. Portable Storage Containers associated with an approved building construction project shall be permitted to remain on-site until the approval of the lesser of the project's final building inspection or the expiration of the building permit.
4. Portable Storage Containers may not be placed on a vacant lot, unless that lot is associated with an approved building construction project.

**SECTION II**

The violation of this Ordinance shall be deemed to be a violation of Ordinance 33, as amended, and shall be punishable under the same terms and conditions of Chapter XV of Ordinance 33.


**SECTION III**

This Ordinance shall be published in a newspaper circulated within the Township of Williams, Bay County, Michigan and shall take effect on the 31<sup>st</sup> day after the date of publication.

Date of 1<sup>st</sup> Reading:

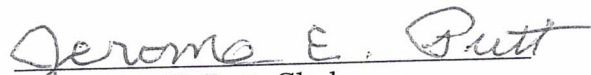
July 13, 2021

THE CHARTER TOWNSHIP OF WILLIAMS

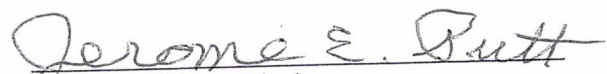
  
By: Will Butterfield, Supervisor

Date of 2<sup>nd</sup> Reading:

August 10, 2021

  
By: Jerome E. Putt, Clerk

**ORDINANCE DECLARED ADOPTED**

  
Jerome E. Putt, Clerk  
Williams Charter Township  
Bay County, Michigan