

AFTER RECORDING RETURN TO:

CITY OF ADAMS

P.O. BOX 20

ADAMS, OR 97810

1ST READING DECEMBER 8, 2025

2ND READING JANUARY 12, 2026

ORDNANCE NO. 273

AN ORDINANCE REGULATING NON-TYPICAL STORAGE

INTENT:

To regulate non-typical storage or storage containers within the City of Adams.

THE CITY OF ADAMS ORDAINS AS FOLLOWS:

SECTION 1: SHORT TITLE.

This ordinance may be referred to as the “Non-Typical Storage Ordinance of the City of Adams.”

SECTION 2: DEFINITIONS.

Except where the context indicates otherwise, the singular number indicates the plural and the masculine gender includes the feminine, and the following mean:

- a. City – City of Adams.
- b. City Council or “Council” – The governing body of the city.
- c. Planning Commission or “Commission” – The Planning Commission of the City of Adams.
- d. Committee – One combined group of at least three members of the Council and the Commission with at least one member representing each governing body (for the purpose of inspections).
- e. Person – A natural person, firm, partnership, association, corporation, or other legal entity.
- f. Person in charge of property – An agent, occupant, lessee, contract purchaser or person,

other than the owners, having possession or control of the property.

g. Storage Container – A unit originally used for the transport, shipping, or hauling of materials or goods by land, sea, or air; capable of being moved or mounted by rail, truck, or boat. This definition includes steel sea or oceangoing containers marked with the American Bureau of Shipping's emblem or meeting the International Standard Organization's standards which can be detached from a trailer, chassis or frame, and which were formerly used for transporting sea or oceangoing cargo. This definition includes the terms "portable moving/storage unit/container/pod" and "cargo/oceangoing/transport container." In addition, this definition applies to any structure designed to imitate the look of a Storage Container.

h. Temporary Shipping Container – any container, enclosure, structure, portable on-demand storage device (POD), metal shipping container, mobile storage unit, and any other device which is designed to be portable and transportable, commonly used to store home furnishings and other personal items on a temporary basis during a time of home repair, construction, renovation or relocation. Temporary storage containers do not include self-propelled motor vehicles or moving vans.

i. Commercial Vehicle – means any self-propelled or towed motor vehicle used on a highway in intrastate, interstate or international commerce to transport passengers or property when the vehicle (a) has a gross vehicle weight rating or gross combination weight of ten thousand one pounds (10,001 lbs.) or more, whichever is greater; or (b) is designed or used to transport more than eight passengers including the driver for compensation; or (c) is designed or used to transport more than fifteen passengers including the driver and is not used to transport passengers for compensation; or (d) is used in transporting material found by the United States secretary of transportation to be hazardous under section 5103 of title 49 of the United States code

j. Semi-Trailer – a vehicle with or without motive power, other than a pole-trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

k. Box Truck – a commercial vehicle with a single, rigid frame and a cuboid-shaped, enclosed cargo area. It's characterized by having the cab and cargo box integrated into one unit, commonly used for local and regional hauling, delivering goods, and transporting furniture or large items.

SECTION 3: APPLICATION.

Applicable within the city limits of Adams. A storage container as defined above is permitted in residentially zoned areas only when accessory to the principal use or structure on the same lot or parcel. A Type II Development permit is required for the placement of a storage container per this ordinance and Adams City Development Code and is subject to the following standards and exceptions:

a. Storage Containers are to be considered accessory structures and as such fall under Adams City Development Code 2.1.200G as well as all residential setback requirements in 2.1.120.

b. Storage Containers shall be placed on a permanent foundation consisting of compacted gravel, concrete, or asphalt at a minimum of three (3) inches thick. If not placed in direct contact with the foundation the container must be grounded.

c. No storage containers will be permitted or placed in floodways as defined in Adams City Development Code 3.7.400. Containers already located in floodways will be required to be moved out.

d. Storage Containers may be permitted in the Flood Hazard Overlay Zone as described in Adams City Development Code 3.7.300. Containers located in the Flood Hazard Overlay Zone must be anchored to prevent flotation, collapse or lateral movement of the structure using methods like concrete anchors, Deadman anchors, screw anchors, and/or auger anchors. Anchoring devices shall not be located within five (5) feet of any part of a septic system.

e. A storage container shall not be modified to be used for any other purpose than the storage of the property owner's items unless land use and building permits are obtained prior to the modification.

f. Only one (1) storage container is allowed on a residential lot or parcel.

g. Storage containers shall not be stacked.

h. A storage container placed on a property for less than 180 days in one calendar year does not require a zoning permit. It is requested that landowners notify the City of plans to temporarily place containers and also provide an expected removal date.

i. Storage containers shall not be hooked up to utilities such as water, power, or sewer.

j. Storage containers shall be painted one solid color and all company logos and writing shall not be visible.

k. Storage containers shall not be used to store flammable liquids or gases including but not limited to gasoline, kerosene, butane, and/or propane. Storage containers also shall not be used to store Explosive materials including but not limited to black powder, gunpowder, fireworks, and/or dynamite.

l. Storage containers will be used in the calculation of overall lot coverage as defined in Adams City Development Code 2.1.160.

m. Storage containers shall not be placed in the front yard or forward of the principal structure.

n. Storage containers and/or anchoring devices shall not be placed within five (5) feet of any part of a septic system.

o. All storage containers shall be free from rust, peeling paint, graffiti and other visible forms of deterioration, disassembly or disrepair. Wherever storage containers may be placed, they shall be subject to all applicable property maintenance standards set forth in the Code. The area surrounding the storage container shall be kept in a neat and clean condition.

p. Storage containers shall not be buried or partially covered in dirt, rock or soil.

q. If at any time the property changes owners the conditional use permit will be terminated and the new property owner will need to apply for a new permit. Likewise if the container is moved or relocated on the property the current conditional use permit will be terminated and the property owner will need to apply for a new permit.

SECTION 4: USES

a) Storage containers can be used only for storage and movement of personal property and/or commercial goods. All storage shall be inside the storage container. Nothing shall be stored on top of the storage container. No part of the storage container may be used to mount solar panels or signs. No storage container shall be used as a dwelling or animal shelter or for sales, service, repair, fabrication or assembly.

b) Except for temporary storage containers, a storage container may not be the only or the principal structure on the property. All storage containers may only be used as an accessory structure by the owners of the property, the tenant of the property or a contractor performing work on the property and may not be leased or subleased for use by third parties.

c) Storage containers shall not be used as a fence or barrier.

d) Storage containers shall be locked when not in use.

e) No electrical devices or other utilities shall be connected to a storage container. A generator may not be used for power to a storage container.

f) No roofs shall be placed on a storage container or between a storage container and another structure.

SECTION 5: COMMERCIAL VEHICLES

Except as provided in this section, no person shall park a commercial vehicle, nor shall the owner of any commercial vehicle allow a commercial vehicle to be parked, on any street or public place or be located partially or wholly within a residential zone. At no time shall any part of a commercial vehicle, semi-trailer, or box truck be used in a residential zone for the purpose of storing household goods or property.

a. Exceptions:

1. Moving vans that are being actively loaded and/or unloaded.

2. Between sunrise and sunset, commercial vehicles parked for the purpose of loading and/or unloading, but for a period not to exceed two hours. The City Recorder may extend this time in writing on a case-by-case basis.

3. Long-haul or regional route truck drivers may temporarily park a commercial vehicle in a residential zone during a scheduled break in their planned route for no more than 72 hours. The vehicle shall not be parked in such a way that it blocks or impedes any city or public right of way. The City Recorder may extend this time in writing on a case-by-case basis.

SECTION 6: PRE-EXISTING NON-CONFORMING CONTAINERS.

a. Storage containers that have been located on a property before the effective date of this ordinance and continuously thereafter without interruption may continue at the same location and for the same use but may not be relocated or the use changed without compliance herewith. Nonetheless, each such storage container shall be subject to the requirement of subparts 3(c), 3(j), 3(o) and that the storage container shall be free from signs of deterioration, disassembly or disrepair be subject to property maintenance standards and the area surrounding the same kept neat and clean.

b. Although it is not a requirement in the exemptions above, any Property Owner with a Pre-Existing Container placed in the Flood Hazard Overlay Zone that elects not to anchor their container per Section 3(d) above shall be held liable for any damage caused to public or private property in the event of a flood and the container becomes displaced and is found to be the cause of damage.

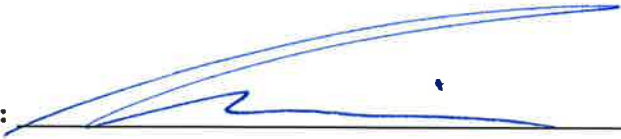
c. All property owners of Pre-Existing Containers will be required to apply for a permit upon adoption of this ordinance in order to record their location and to ensure adherence to exemptions listed above.

SECTION 7: SEVERABILITY. If any provision, section, sentence, clause, phrase, or other part of this ordinance is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining parts.


SECTION 8: EFFECTIVE DATE AND GRACE PERIOD. This Ordinance shall take effect thirty (30) days after its adoption for all new requests.

a. A grace period concerning Pre-Existing Non-Conforming Containers shall be given a six (6) month period starting from the date of adoption to file for a permit. The permit fees for a Pre-Existing Container will be waived during the grace period. Once the period has ended the permit fees will be reinstated.

PASSED AND ADOPTED by the City Council of the City of Adams and signed by the Mayor:

APPROVED:  _____, Mayor

DATE: 1/15/2026

ATTESTATION:  _____, City Recorder

DATE: 1/15/2026