

**CITY OF LAMBERTON
ORDINANCE NO. 163**

**AN ORDINANCE AMENDING SECTION 305.4 OF THE CITY CODE RELATING TO PROHIBITED STRUCTURES IN
RESIDENTIAL DISTRICT R-1**

Section 1. Amendment.

Section 305.4 of the Lambertton Development Code is hereby amended by adding the following:

1. Purpose

The purpose of this section is to promote the health, safety, and general welfare of the community by regulating the use of shipping containers, cargo trailers, semi-trailers and similar units as permanent storage structures within the City of Lambertton. Such structures are not designed for permanent storage use, may create safety hazards, and are inconsistent with the residential character of the community.

2. Definitions

For the purposes of this ordinance:

- a. Shipping Container means a standard, reusable steel box originally designed for the storage and movement of goods by ship, rail, or truck.
- b. Storage Trailer means a semi-trailer, cargo trailer, or similar wheeled container used for the storage of goods or materials.

3. Prohibited Structures in R-1 Residential District.

- a. Shipping containers, cargo trailers, semi-trailers, or similar units shall not be used as permanent storage structures, accessory buildings, or dwellings within the R-1 Residential District.
- b. Such structures may only be permitted on a temporary basis when directly associated with an active construction project. A valid building permit must be obtained prior to placement.
- c. For purposes of this ordinance, "temporary" shall mean a period of no more than nine (9) consecutive months.

4. Existing Structures.

Any shipping container, storage trailer, or similar unit used for storage and located within the City on the effective date of this ordinance shall be considered a nonconforming use.

5. Enforcement.

- a. Failure to comply with this ordinance shall constitute a violation of the zoning code and may be subject to fines, removal orders, or other remedies available under City Code and State law.
- b. If the City undertakes removal or corrective action due to noncompliance, all expenses incurred shall be billed to the property owner.
- c. If not paid within the time specified by the City, such expenses shall be assessed against the property and collected as a tax in the same manner as other special assessments.

Section 2. Effective Date.

This ordinance shall take effect and be enforced from and after its passage and publication according to law.

Adopted on this 10th day of November in the year 2025.


Mayor

Clerk