



November 21, 2024

Administrative Policy (AP) Re: *Mobile Storage Structures*

Background:

In response to the rising use of mobile storage structures in recent years, the City of Keene recognizes the need to provide clear guidance for business owners and citizens regarding their regulation. This AP is designed to supplement existing regulations without altering Article 8 Sec. 8.4.2 (I) Motor Vehicle or Trailer Storage. It will undergo periodic review and update as necessary to ensure its effectiveness.

Definition:

Mobile Storage Structures are a weather-resistant receptacle designed and used for the storage or shipment of materials and items. Examples include, but are not limited to, “portable on demand storage units”, metal shipping containers, or cargo boxes such as “Connex”, “Shipping Container”, “MiBox”, “UBox”, and “Storage Pod” used on a temporary basis for time outlined in the policy.

Policy:

The City of Keene’s Land Development Code presently lacks a clear definition of *mobile storage structures*, and they are not permitted for storage on any property within the city boundaries according to Article 8. However, using a *mobile storage structure* for temporary storage during a relocation process shall be permitted for less than 30 days. Placement of these temporary structures should not interfere with the properties means of ingress, egress, or paths of travel either vehicular or pedestrian.

Temporary *mobile storage structures* are also permissible when used in conjunction with an approved building permit for storing materials essential for completing a construction project. In such case, the *mobile storage structure* is allowed for the duration of the permit (180 days.). Extensions beyond this period, as permitted by state building codes, are contingent upon approval and will allow the continued use of the *mobile storage structure* until the completion of the building permit.

This policy does not prohibit the use of these structures to become permanent buildings provided they meet all the minimum requirements of the state building and fire codes, as well as Keene Land Development standards for permanent structures.

This comprehensive approach aims to balance the immediate needs of stakeholders with long-term considerations for public safety.

Conclusion:

The November 21 2024, Administrative Policy on *Mobile Storage Structures* sets clear guidelines to regulate their usage within the City of Keene. By acknowledging both temporary and potentially permanent applications, the policy ensures adaptability while upholding regulatory standards.