

**Village of Copemish  
STATE OF MICHIGAN**

**Village Shipping/Cargo/Storage Container Ordinance**

**Effective January 14, 2025**

**AN ORDINANCE TO:**

- a. REGULATE BOTH COMMERCIAL AND RESIDENTIAL USE OF SHIPPING/CARGO/STORAGE CONTAINERS WITHIN THE VILLAGE.
- b. TO ASSURE CONTAINER SAFETY AND SECURITY WITHIN THE VILLAGE. AND AVOID UNSIGHTLY CONDITIONS AND DEGRADATION OF COMMUNITY CHARACTER.

**Definitions:**

**"Shipping Cargo/Storage Containers"** means a standardized reusable vessel that is or was originally designed for packing, shipping, movement, or transportation of freight, articles, goods, or commodities. Storage Containers include Cargo/Shipping Containers and portable Storage Containers as herein described:

**"Cargo Container"** and/or **"Shipping Container"** means 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. Cargo/Shipping Containers include reusable steel boxes, freight containers, bulk Shipping Containers, and vessels capable of being mounted or moved on a rail car or loaded on a ship.

**"Portable Container"** means a portable or moveable, weather-resistant receptacle designed and used for the storage or shipment of household goods, wares, valuables, or merchandise (commonly known as PODS), that is intended for temporary storage purposes.

**"Accessory Building"** in a residential situation means a structure that will be removed within an allotted amount of time as defined by the Village Code. A more permanent situation would be considered in a **Commercial** or **Light/Industrial** setting and would be defined as such. A **Commercial** or **Light/ Industrial** situation would be required to follow Ordinance Code pertaining to such established constraints.

**"Rat Wall"** is an anti-burrow fence that extends below grade. It may be constructed of a thin layer of non-structural concrete poured over the dirt floor of a basement or crawlspace to prevent the intrusion of pests into the area below a building. A "Rat Wall" for an accessory building less than 400 square feet must be at a minimum of 24" below grade. An Accessory building over 400 square feet requires a foundation of at least 42" below grade per Michigan Building Codes.

**THE VILLAGE OF COPEMISH ORDAINS:**

- A. One accessory building is allowed for each principle Commercial structure on the parcel.
- B. No dwelling or accessory building or combination of all structures are permitted on a lot shall provide greater than forty-five (45%) percent lot coverage.

- C. Two (2) accessory building are allowed for each principle structure on a residential parcel.
- D. A maximum of two (2) accessory buildings on a residential parcel shall be permitted in the R-1 district. The maximum size of the larger of the accessory buildings shall not exceed 1,500 square feet and the maximum size of the smaller shall not exceed 144 square feet.
- E. Container(s) must not hold hazardous waste such as flammables, explosives or environmental contaminates.
- F. Container(s) must be structurally sound and not show areas of rust.
- G. Container(s) must not be used for living quarters for any animal or human.
- H. Owner must obtain a Land Use Permit from the Village for the container(s) and the container(s) must be inspected and approved by the Zoning Administrator annually.
- I. Container(s) must be at least 10' from any other structure on the property and property lines.
- J. Container(s) at or under 400 square feet must have a rat wall of at least 24" deep and container(s) over 400 square feet must have a rat wall of at least 42" deep.
- K. No front yard "Shipping/Cargo Storage Containers or Accessory Buildings are permitted within the Village of Copemish.
- L. Any situation where a (an) Container (s) is requested to be used on a property zoned other than residential, commercial or light/industrial situations would be evaluated on an as needed basis.
- M. The Village of Copemish reserves the right to inspect or have inspected all such Containers; both at the initial permitting stage as well as any time, but not less than once per year.

These rules apply to all Commercial and Residential situations. After 180 days, either a Variance form (with applicable fees) to extend the timeframe must be filed with the Village or the container(s) must be removed.

### **Penalties:**

- A. Nuisance *Per Se*. Any building or structure which is erected, reconstructed, altered, converted, maintained, or used or any use of land or premises which is begun, maintained or changed in violation of any provisions of this Ordinance is hereby declared to be a nuisance *per se*.
- B. Authorized Local Official. The Village Zoning Administrator is hereby designated as the authorized local official to issue municipal civil infraction citations.
- C. Violations; Civil Infractions. Any person, including, but not limited to, an individual, partnership, corporation, limited liability Company, or other incorporated or unincorporated, voluntary association, who violates any provision of this Ordinance shall be guilty of a civil infraction. Violation of this Ordinance and its penalties shall be judicially enforced through the 85<sup>th</sup> Judicial District Court. Enforcement for violations of this Ordinance shall be as follows:
  - a. Unless immediate action is necessary upon the determination by the Village Zoning Administrator that there is a danger to the public health, safety, or welfare, the person violating this Ordinance shall be served personally or through first class mail

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- with a notice of violation requiring that the violation be corrected within thirty (30) days of the notice;
- b. Upon failure to correct the violation or in cases when immediate action is necessary, a person violating this Ordinance shall be issued a citation requiring their appearance in the 85<sup>th</sup> Judicial District Court. A person who violates this Ordinance shall be guilty of civil infraction and shall be fined not less than \$150.00 nor more than \$500.00 plus costs.
  - c. A person who violates this Ordinance shall be guilty of a civil infraction and when having been previously found responsible or admitted responsibility for a violation of this Ordinance in a civil infraction proceeding within one (1) year immediately preceding the issuance of the second citation, shall be fined not less than \$300.00 nor more than \$500.00 plus costs.
  - d. A person who violates this Ordinance shall be guilty of a civil infraction and when having been found responsible or admitted responsibility for violation of this Ordinance in a civil infraction proceeding on at least two prior occasions within two (2) years immediately preceding the issuance of the third or later citation, shall be fined \$500.00 plus costs.

**Violations: Civil Action.** The Village Council, the Village Zoning Administrator, the Board of Appeals, the Attorney for the Village, or any owner or owners of real estate within the Land Use District in which such building, structure or land is situated, may institute a nuisance, injunction, mandamus, abatement or any other appropriate action or actions, proceeding or proceedings, to prevent, enjoin, abate, or remove any building or structure or use, which has been erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance.

This Ordinance is to be in full force and effect from and after its passage, approval, and publication according to the laws of the State of Michigan.

**Village of Copemish**

Dated: 1-14-2025 Michael Kruse Its:

**President**

Dated: 1-14-2025 Marty O'Shea Its:

**Clerk**

Adopted and passed on this date of: January 14, 2025