

TOWN OF NORTH HEMPSTEAD
LOCAL LAW NO. OF 2024

A LOCAL LAW AMENDING CHAPTER 70 OF THE TOWN CODE ENTITLED
"ZONING."

BE IT ENACTED by the Town Board of the Town of North Hempstead as follows:

Section 1. Legislative Intent.

The Board finds that it is in the best interest of the Town of North Hempstead to amend Chapter 70 of the Town Code entitled Zoning in order to allow a permitting process for temporary storage containers intended for the mass disposal or relocation of household goods and personal property.

Section 2.

Article XXII (General Provisions) of Chapter 70 of the Town Code is hereby amended as follows:

§ 70-206.1. Temporary Storage Containers.

- A. Definition. Any container larger than four feet in height by seven feet in width and four feet in depth located outdoors on a residential property, and which is used or intended to be used for the purpose of storing or keeping household goods and other personal property. The term "storage container" as used in this chapter shall not include a shed or garage.
- B. Prohibition. No person or entity shall locate, or permit to be located, any storage container on any property in the Town without a permit as authorized by this chapter.
- C. Permit required; regulations. Upon proper written application pursuant to this chapter, the Building Inspector may issue a permit for a storage container, subject to the conditions set forth in this chapter.
1. The form of such application shall be established by the Building Department.
 2. Such application shall be accompanied by payment of a fee in an amount determined from time to time by resolution of the Town Board.
 3. No more than one storage container shall be permitted on the property at any one time, and such storage container shall not occupy a ground area in excess of 120 square feet, nor be more than eight feet in height.

4. Any authorized storage container shall be set back not less than five feet from the side and rear property lines and from any structures on the property. A storage container located in the front yard shall be set back not less than 10 feet from the front property line.
5. In determining whether to grant a permit for a storage container, the Building Inspector shall consider the rights and interests of the owners and occupants of adjoining properties, to the end that such adjoining properties not be deprived of or unduly limited in light, air or reasonable use during the period of time that the storage container is on the property.
6. The duration of any permit for a storage container shall not exceed 30 days, except that, upon written application and payment of any additional fees, as may be from time to time established by the Town Board, the Building Inspector may extend the duration of such permit for an additional period of time, not to exceed up to an additional 60 days. Further extensions of time shall be at the discretion of the Commissioner of the Building Department with good cause shown.
7. Storage containers shall be removed from the property no later than the date of permit expiration.
8. In granting or extending any permit pursuant to this chapter, the Building Inspector may impose reasonable conditions where such conditions are determined to be necessary to protect the public's health, safety and general welfare.
9. Any permit issued pursuant to this chapter may be revoked by the Commissioner of the Building Department if, after due investigation, it is determined that the permit holder has violated any of the conditions of this chapter or of such permit, that the container is being maintained in an unsafe condition, or that the container is a nuisance. Written notice of such revocation shall be given either by personal delivery to the permit holder or the owner of the property on which the container is located, or by mailing such notice to such person or entity in a sealed postage paid envelope addressed to the permit holder or the property owner at the address indicated for such person or entity in the records of the Building Department.
10. Storage of hazardous combustible materials in storage containers is prohibited.

Section 3.

This Local Law shall take effect immediately upon filing with the Secretary of State.