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**THE CITY OF ASSUMPTION**

CHRISTIAN COUNTY, ILLINOIS

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ORDINANCE NUMBER 826

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**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE CITY ZONING  
CODE RELATING TO USE OF SHIPPING CONTAINER STORAGE UNITS**

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City Aldermen

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Published in pamphlet form by authority of the Mayor and Aldermen of the City of Assumption  
on November 7, 2024

Sorling Northrup – One North Old State Capitol Plaza, Suite 200, Springfield, IL 62701

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**ORDINANCE NO. 826**

**AN ORDINANCE APPROVING A TEXT AMENDMENT TO THE CITY ZONING CODE RELATING TO USE OF SHIPPING CONTAINER STORAGE UNITS**

**WHEREAS**, the City of Assumption, Christian County, State of Illinois (“City”), is a duly organized and existing City created and operating under the provisions of the Illinois Municipal Code and laws of the State of Illinois; and,

**WHEREAS**, 65 ILCS 5/11-13-14 provides that a municipality may amend its Zoning ordinances provided that a hearing be held before the City Zoning Board of Appeals with notice being published not more than 30 nor less than 15 days before the hearing; and,

**WHEREAS**, the City Code of Ordinances, Title 10, contains the zoning regulations applicable throughout the City; and,

**WHEREAS**, Title 10, Chapter 7 of the City’s Code of Ordinances establishes the City’s Zoning Board of Appeals (the “Zoning Board”), which has been designated by the City as the commission to conduct hearings on proposed changes to the City’s Zoning Ordinances and to propose text amendments to be considered by the City Council; and,

**WHEREAS**, the Zoning Board proposed and discussed a potential text amendment regulating the use of shipping containers as storage units in the City at its meeting held on September 24, 2024; and,

**WHEREAS**, thereafter a notice of a Zoning Board meeting to be held on October 22, 2024, was published in the Taylorville Breeze-Courier on October 2, 2024, and the hearing was duly held by the Zoning Board on October 22, 2024; and,

**WHEREAS**, following the October 22, 2024, hearing, the Zoning Board voted unanimously to recommend that the City Council approve a text amendment regulating the use of shipping containers as storage units within the City; and,

WHEREAS, the City Council and the Mayor of the City of Assumption believe it is in the best interests of the City to grant the zoning change as set forth in this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Assumption City Council, Christian County, Illinois, as follows:

**Section 1. Recitals.** The above recitals are incorporated herein by this reference.

**Section 2. Amending the City Code.** The City Code of Ordinances is hereby amended by adding the following new Chapter 11, Shipping Container Storage Units, to Title 10, Zoning, as follows (added; ~~deleted~~):

## **Chapter 11**

### **Shipping Container Storage Units**

#### **SECTION:**

10-11-1      General Regulations

10-11-2      Permanent Use

10-11-3      Temporary Use

#### **10-11-1      General regulations for shipping container storage units**

1. Shipping containers may be used for permanent or temporary storage purposes; however, a Special Use Permit (Permanent) or a Temporary Use Permit (Temporary) must be requested by the property owner and first granted by the City, upon payment of the current fee for such permits.
2. Accessory buildings, including Shipping Container Storage Units, may not be used at any time as dwelling units or for sleeping purposes.
3. A Shipping Container Storage Unit on residential property shall not exceed sixteen (16) feet in length. A Shipping Container Storage Unit on nonresidential property shall not exceed forty (40) feet in length.
4. Shipping Container Storage Units shall be single unit height with no stacking allowed.
5. Shipping Container Storage Units shall not store materials that could be injurious or harmful to people, property or the City.
6. Shipping Container Storage Units must at all times and at all points during their useful lives be maintained in a clean, orderly manner, and shall be

regularly painted or otherwise coated and cleaned to avoid and to remove any rust, grime, peeling paint, or other unsightly appearance.

7. Insurance for Shipping Container Storage Units shall be obtained and at all times maintained by the property owner.
8. No Shipping Container Storage Unit, either Permanent or Temporary, may be placed or installed on any lot within the City until and unless the property owner first obtains the correct permit from the City.

**10-11-2 Permanent use**

1. Shipping Container Storage Units may be used for permanent use only within General Commercial (C) or Industrial (I) Districts.
2. Special Use Permit shall be requested by the property owner and approved by the City for permanent uses, upon payment of the current fee for such permits.
3. Limit of 2 Shipping Container Storage Units for permanent use per lot, provided that a property owner may seek a variance to allow for one or more additional Shipping Container Storage Units upon a Commercial lot pursuant to the Variance procedures set forth in Section 10-7-3.B of the Zoning Code.
4. All Shipping Container Storage Units must be located on a paved or aggregate surface with access to all sides; Shipping Container Storage Units are not to be located in non accessible locations.

**10-11-3 Temporary use**

1. Temporary Use Permit shall be requested by the property owner and approved by City for temporary uses upon payment of the current fee for such permits.
2. All Temporary Shipping Container Storage Units must be located on a paved or aggregate surface with access to all sides; Shipping Container Storage Units are not to be located in non accessible locations.
3. Temporary Shipping Container Storage Units may not be placed on any City right-of-way, streets or parking spots without prior approval from the City in the form of a Temporary Use Permit. Temporary Shipping Container Storage Units must not interfere with traffic, parking, pedestrian or ADA access.
4. Temporary use of a Shipping Container Storage Unit shall be limited to and permitted for up to thirty (30) days.



**Section 3. Severability.** In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

**Section 4. Repeal and Savings Clause.** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein shall affect any rights or causes of action which shall have accrued to the City prior to the effective date of this Ordinance.

**Section 5. Effectiveness.** This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 7 day of November, 2024 at the City of Assumption, Christian County, Illinois.

	YES	NO	ABSENT	PRESENT
NELSEN	✓			
PORTER	✓			
REED	✓			
SMITH	✓			
SULLIVAN	✓			
WALDEN	✓			
PAGE	—			
TOTAL	6	0	0	0

**CITY OF ASSUMPTION**

  
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 DEREK PAGE, Mayor

Attest:

  
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JANET WALLER, City Clerk