LEGAL NOTICE
CITY OF ONEIDA
LOCAL LAW NO. 6 of 2026

The Common Council of the City of Oneida, Madison County, State of New York, pursuant to the authority vested in it by law does hereby enact Local Law No. 6 of 2026 amending chapter 190 of the Code of the City of Oneida to establish regulations for accessory storage structures, storage trailers, storage containers, portable fabric storage structures, recreational vehicles, and long-term storage within the City of Oneida as follows:

A LOCAL LAW AMENDING CHAPTER 190 OF THE CODE OF THE CITY OF ONEIDA TO ESTABLISH REGULATIONS FOR ACCESSORY STORAGE STRUCTURES, STORAGE TRAILERS, STORAGE CONTAINERS, PORTABLE FABRIC STORAGE STRUCTURES, RECREATIONAL VEHICLES, AND LONG-TERM STORAGE

Section 1. Legislative Findings and Intent

The Common Council of the City of Oneida finds that the long-term placement, storage, and use of storage trailers, semi-trailers, motor vehicle bodies, shipping containers, storage containers, recreational vehicles, portable fabric storage structures, and similar units may adversely impact neighborhood character, community aesthetics, economic development, redevelopment efforts, property maintenance, public safety, fire safety, and the general welfare of the community.

The Common Council further finds that such units are frequently utilized as de facto accessory buildings, storage facilities, warehouses, or outdoor storage areas without review under applicable zoning, site plan, building, fire safety, or property maintenance requirements.

The purpose of this Local Law is to establish reasonable regulations governing the placement, use, duration, maintenance, screening, and permitting of such structures while preserving customary residential activities, temporary storage needs, construction activities, emergency recovery efforts, and recreational uses.

This Local Law is intended to supplement, and not replace, existing provisions of the City Code regulating junk, debris, refuse, unsafe conditions, nuisance conditions, outdoor storage, accessory structures, property maintenance, fire safety, and zoning compliance.

Section 2. Chapter 190 Definitions

Chapter 190 of the Code of the City of Oneida is hereby amended to add the following definitions:

LONG-TERM STORAGE

The placement, parking, storage, or maintenance of any trailer, storage container, motor vehicle body, recreational vehicle, or similar unit in substantially the same location for more than sixty (60) consecutive days, except where expressly authorized by this Chapter.

For purposes of determining whether the sixty-day period has been exceeded, the City shall not be required to establish continuous observation of the unit for the entire period. Duration may be established through photographs, inspection records, historical records or imagery, statements or admissions of an owner or occupant, physical conditions indicating prolonged placement, or other competent evidence.

PORTABLE FABRIC STORAGE STRUCTURE

A temporary or semi-permanent structure consisting of a metal, wood, plastic, or similar frame covered by fabric, canvas, polyethylene, vinyl, tarp, or similar flexible material, commonly marketed or used as a portable garage, portable shelter, car shelter, garage-in-a-box, storage shelter, or similar structure.

RECREATIONAL VEHICLE

A motorhome, camper, travel trailer, fifth-wheel trailer, camper van, recreational trailer, or similar unit designed and maintained for temporary recreational, camping, or travel use.

SEMI-TRAILER

Any vehicle without motive power designed to be drawn by a motor vehicle and designed for transporting property, including tractor-trailer trailers, box trailers, cargo trailers, freight trailers, and similar units.

STORAGE CONTAINER

Any portable container, including but not limited to shipping containers, cargo containers, portable on-demand storage containers commonly referred to as PODs, portable moving containers, freight containers, motor vehicle bodies, or similar structures commonly used for the storage or transportation of goods, materials, equipment, inventory, or personal property.

STORAGE TRAILER

Any trailer, semi-trailer, box trailer, cargo trailer, truck trailer, freight trailer, or similar wheeled unit parked, placed, or maintained on a property primarily for storage purposes and not actively used for transportation.

MOTOR VEHICLE BODY

A cargo box, passenger body, truck body, bus body, trailer body, shipping body, or similar portion of a motor vehicle or trailer, whether attached to or removed from a chassis, that is used primarily for stationary storage.

UTILITY TRAILER

A trailer designed and maintained for the transportation of personal property, lawn and garden equipment, boats, snowmobiles, recreational equipment, construction materials, or similar items and not used primarily as a stationary storage structure.

Section 3. §190-14.1 Accessory Storage Structures and Long-Term Storage

Chapter 190 of the Code of the City of Oneida is hereby amended by adding a new §190-14.1 as follows:

"**A. General Applicability**

Except as otherwise permitted herein, no storage trailer, storage container, semi-trailer, motor vehicle body, utility trailer used for stationary storage, portable fabric storage structure, recreational vehicle, or similar unit shall be used as a permanent or long-term accessory storage structure within the City of Oneida.

Such units shall not be considered permitted accessory structures unless specifically authorized by this section or approved through site plan approval, Conditional Use Permit, Temporary Storage Permit, or other land use approval authorized by this Chapter.

B. Prohibited Uses

No person shall place, park, store, maintain, or utilize any storage trailer, storage container, semi-trailer, motor vehicle body, utility trailer used for stationary storage, recreational vehicle, portable fabric storage structure, or similar unit in a manner that:

(1) Functions as a permanent or long-term accessory storage structure except as expressly authorized by this Chapter;

(2) Functions as an unapproved warehouse, storage facility, outdoor storage area, or accessory building;

(3) Creates or contributes to a nuisance condition, unsafe condition, fire hazard, property maintenance violation, or other condition prohibited by the City Code or applicable law;

(4) Is abandoned, deteriorated, dismantled, partially dismantled, unsafe, or inoperable;

(5) Is used in a manner inconsistent with applicable provisions of the New York State Uniform Fire Prevention and Building Code, approved zoning, site plan approval, Conditional Use Permit, or other applicable approval; or

(6) Is otherwise prohibited by this Chapter or any other applicable provision of the City Code.

C. Residential District Regulations

In residential zoning districts, storage trailers, semi-trailers, motor vehicle bodies, shipping containers, cargo containers, and similar storage containers shall be prohibited as permanent or long-term accessory storage structures.

This subsection shall not prohibit the lawful parking or storage of recreational vehicles, campers, boat trailers, snowmobile trailers, utility trailers, or similar personal-use trailers that are maintained and used for their intended purpose in accordance with Subsection H.

Temporary uses expressly authorized by this section shall remain permitted.

D. Commercial and Industrial District Regulations

Storage trailers, storage containers, semi-trailers, motor vehicle bodies, utility trailers used for stationary storage, and similar structures may be permitted in commercial and industrial districts only when specifically approved through site plan approval, Conditional Use Permit, outdoor storage approval, or other applicable land use approval.

The number, location, screening, duration, and use of such structures shall be determined through the applicable approval process by the City of Oneida Planning Commission/Zoning Board of Appeals (PC/ZBA).

Any expansion, relocation, intensification, or substantial modification of such use occurring after the effective date of this section shall comply with the requirements of this section and shall be subject to further review and approval by the PC/ZBA, as applicable.

E. Temporary Moving and Storage Containers

One temporary storage container may be placed upon a residential property for moving, temporary household storage, renovation projects, or similar temporary purposes for a period not exceeding thirty (30) consecutive days.

The Code Enforcement Officer may approve one extension not exceeding thirty (30) additional days upon written request demonstrating good cause.

If a longer period is required, the property owner or occupant may apply for a Temporary Storage Permit pursuant to Subsection G. The periods authorized under this subsection and Subsection G shall not automatically be cumulative.

F. Construction Site Storage

Storage containers, construction trailers, and similar units may be utilized in connection with an active construction project for which all required building permits and other applicable approvals remain valid.

Where a Temporary Storage Permit is required pursuant to Subsection G, such permit shall also be obtained and remain valid for the duration of the authorized storage.

A unit authorized under this subsection shall be removed within thirty (30) days following completion, abandonment, or termination of the construction project, or upon expiration or termination of the permit or approval authorizing the placement of the unit, whichever occurs first, unless otherwise authorized in writing by the Code Enforcement Officer pursuant to this section.

G. Temporary Storage Permit

The Code Enforcement Officer may issue a Temporary Storage Permit for good cause shown.

Such permits may be issued for:

(1) Active construction or renovation projects;

(2) Moving or relocation activities;

(3) Estate administration;

(4) Fire, flood, storm, or disaster recovery;

(5) Military deployment;

(6) Temporary business relocation; or

(7) Similar temporary circumstances determined by the Code Enforcement Officer to constitute good cause.

An initial Temporary Storage Permit may be issued for a period not exceeding ninety (90) days.

One extension not exceeding ninety (90) additional days may be granted upon written request demonstrating continuing good cause.

Each permit shall identify the authorized unit, its approved location, the purpose for which the permit is issued, and the expiration date.

A Temporary Storage Permit issued pursuant to this subsection shall supersede, rather than automatically extend or add to, a temporary period otherwise authorized under Subsection E for the same unit and circumstances.

An application for a Temporary Storage Permit or extension shall be accompanied by the applicable fee established by resolution of the Common Council.

H. Recreational Vehicles and Personal-Use Trailers

Nothing in this section shall prohibit the lawful parking or storage of recreational vehicles, campers, boat trailers, snowmobile trailers, utility trailers, or similar personal-use trailers that are actively maintained and used for their intended purpose.

Such units shall not:

(1) Be used as permanent or long-term stationary storage structures;

(2) Be used for commercial storage except where otherwise lawfully permitted;

(3) Be used for occupancy except as otherwise permitted by law; or

(4) Be maintained in an abandoned, unsafe, deteriorated, or inoperable condition.

Determination of Long-Term Storage.

Whether a trailer, recreational vehicle, motor vehicle body, storage container, utility trailer, or similar unit is being used for long-term storage shall be determined based upon the totality of the circumstances.

Evidence may include, but shall not be limited to:

(a) Remaining substantially stationary in the same location for more than sixty (60) consecutive days without evidence of active transportation, recreational, construction, moving, or other permitted temporary use;

(b) Significant vegetation growth around, beneath, or against the unit;

(c) Flat tires, missing wheels, missing towing equipment, missing components, or other conditions impairing mobility;

(d) Utility connections, extension cords, plumbing connections, or similar indications of stationary use;

(e) Accumulation of stored materials, equipment, inventory, junk, debris, refuse, pallets, or personal property around or beneath the unit;

(f) Structural deterioration, damage, or other conditions indicating prolonged inactivity;

(g) Historical photographs, inspection records, aerial or street imagery, prior notices, or other records establishing the duration of placement;

(h) Statements or admissions of the owner, occupant, tenant, or other person with knowledge of the property; or

(i) Other documented conditions reasonably indicating that the unit is being utilized as long-term stationary storage rather than for transportation, recreation, construction, moving, or another permitted purpose.

No single factor shall necessarily establish a violation. The determination shall be based upon the available evidence and the overall circumstances.

The existence of a license plate, registration, or inspection sticker may be considered as evidence but shall not, by itself, establish that a vehicle, trailer, camper, recreational vehicle, or similar unit is actively used, roadworthy, lawfully maintained, or exempt from this section.

I. Portable Fabric Storage Structures

Portable fabric storage structures shall be permitted as temporary accessory structures subject to the following requirements:

(1) Shall not be located within a required front yard;

(2) Shall comply with all applicable setback requirements for accessory structures;

(3) Shall be securely anchored;

(4) Shall be maintained in good repair and free from torn, collapsed, unsecured, deteriorated, or missing covering materials;

(5) Shall not be used for commercial warehousing, business inventory, occupancy, or habitation unless otherwise specifically authorized;

(6) Shall not be used for the storage of junk, debris, refuse, or hazardous materials in violation of applicable law;

(7) No residential property shall contain more than one (1) portable fabric storage structure unless otherwise approved by the Code Enforcement Officer; and

(8) Shall obtain any building permit, operating permit, or other approval required by the New York State Uniform Fire Prevention and Building Code, the New York State Fire Code, Chapter 33 of the City Code, or other applicable law.

Portable fabric storage structures that become unsafe, abandoned, deteriorated, collapsed, or otherwise violate this section may be ordered repaired or removed in accordance with applicable enforcement procedures.

J. Screening and Placement

Where a storage trailer, storage container, motor vehicle body, portable fabric storage structure, or other unit regulated by this section is visible from a public street, public sidewalk, public trail, public park, or adjacent residential property, the Code Enforcement Officer may require reasonable screening where necessary to minimize impacts upon surrounding properties and neighborhood character.

Screening may include fencing, landscaping, berms, placement behind principal structures, buffering, or other methods approved by the Code Enforcement Officer.

The Code Enforcement Officer may also require reasonable relocation or reorientation of such structures where necessary to minimize visibility or address applicable safety or property maintenance concerns.

K. Fire Safety

No storage trailer, storage container, motor vehicle body, portable fabric storage structure, or similar unit shall be maintained in a manner that:

(1) Creates a fire hazard;

(2) Obstructs emergency access;

(3) Interferes with firefighting operations;

(4) Violates applicable provisions of the New York State Fire Code;

(5) Stores, contains, or houses hazardous materials, petroleum products, used oil, chemicals, regulated substances, or similar materials in violation of applicable local, state, or federal laws or regulations; or

(6) Fails to comply with applicable requirements governing the storage of regulated materials.

The Fire Chief, Fire Marshal, Code Enforcement Officer, or other official having lawful jurisdiction may require corrective action in accordance with their respective authority where necessary to protect public safety.

L. Statement of Intent and Exclusions

Subject to the regulations and restrictions set forth herein, this section is not intended to prohibit:

(1) Temporary moving containers authorized herein;

(2) Temporary construction storage authorized herein;

(3) Temporary disaster recovery storage;

(4) Utility trailers used for customary residential purposes;

(5) Boat trailers;

(6) Snowmobile trailers;

(7) Temporary loading and unloading activities associated with travel, recreation, moving, or seasonal use;

(8) Ordinary residential storage boxes, deck boxes, pool storage containers, and similar customary residential accessories;

(9) Recreational vehicles actively used for travel and recreation; or

(10) Other similar temporary or customary residential activities.

M. Existing Structures and Compliance

Storage trailers, storage containers, semi-trailers, motor vehicle bodies, portable fabric storage structures, or similar accessory storage structures that were lawfully and specifically authorized through site plan approval, Conditional Use Permit, variance, or other applicable land use approval prior to the effective date of this section may continue subject to the conditions of such approval and other applicable provisions of the City Code.

Any storage trailer, storage container, semi-trailer, motor vehicle body, portable fabric storage structure, or similar accessory storage structure that was not lawfully authorized prior to the effective date of this section and does not comply with this section shall be removed or brought into compliance within six (6) months of the effective date of this Local Law.

The Code Enforcement Officer may approve a written compliance schedule where good-faith efforts toward compliance are demonstrated.

Nothing in this subsection shall be construed to eliminate or impair any lawful preexisting nonconforming use or vested right to the extent such use or right is protected under applicable law.

N. Relationship to Other Code Provisions

Nothing in this section shall limit enforcement under Chapter 147 regarding junk, debris, refuse, solid waste, or junk storage.

Nothing in this section shall limit enforcement under any applicable property maintenance, nuisance, fire safety, building code, zoning, or other provisions of the City Code or New York State law.

Nothing herein shall preclude referral of any storage trailer, storage container, motor vehicle body, portable fabric storage structure, or similar accessory storage structure to the Assessor for evaluation under applicable provisions of the New York Real Property Tax Law.

Where more than one provision applies, the City may proceed under any applicable enforcement authority.

O. Enforcement

This section may be enforced by the Code Enforcement Officer, Fire Marshal, Fire Chief, Police Department, Community Service Officer, or other official authorized by the City Code or applicable law, acting within the scope of such official's lawful authority.

Evidence of a violation may include direct observations, photographs, inspection records, historical records or imagery, prior notices, statements or admissions of an owner or occupant, physical conditions at the property, or other competent evidence.

Where authorized by the City Code or applicable law, enforcement may include a notice of violation, order to remedy, appearance ticket, civil proceeding, injunctive relief, or other available remedy.

Any notice or order issued pursuant to this section should identify, to the extent reasonably practicable, the unit or condition alleged to violate this section, the applicable provision, the corrective action required, and the time allowed for compliance.

Nothing in this section shall independently confer upon any City official the power to issue an appearance ticket, conduct an inspection, enter private property, or exercise any other enforcement authority not otherwise granted by the City Code or applicable law."

Section 4. Validity and Severability

If any clause, sentence, paragraph, subdivision, section, or portion of this Local Law is adjudged invalid by a court of competent jurisdiction, such judgment shall not affect the remainder thereof.

Section 5. Effective Date

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

SANDRA L. LAPERA
CITY CLERK
Adopted November 17, 2026