

**CITY OF BROCKTON**

1. In City Council April 24, 2023,  
ORDINANCE: Be it ordained by the  
City Council of the City of Brockton,  
Article III – General Regulations and  
Permitted Modifications of the City’s  
Zoning Ordinances, is hereby amended  
by inserting the following section where  
appropriate:

**Portable Storage Containers**

**Section 1. Definitions.**

“Portable storage container” means a portable, weather-resistant, receptacle designed and used for the storage or shipment of personal property, building material or merchandise. The term shall not include yard waste containers nor construction debris containers.

Portable storage containers shall not include storage trailers registered with the Registry of Motor Vehicles.

**Section 2. Restrictions.**

No storage container shall be stored or parked on a premise without a permit from the Inspectional Services Department. The permitting and use shall be subject to the following requirements and restrictions.

(1) Residential Zones

a. The permit shall not allow for more than one (1) storage container or bulk transportation devices on the premises. A permit for more than one (1) storage container shall be subject to the discretion of the Commissioner of Buildings.

b. The permit shall be for an initial period of forty-five (45) days.

c. The permit may only be extended one (1) time for an additional period not to exceed thirty (30) days. Only one permit may issue during a twelve (12) month period commencing at the date of the original permit.

d. Placement of storage containers must comply with all accessory setback requirements for rear and side setbacks and must comply with all front setbacks for a primary structure in the subject Residential Zone and not be situated further forward than the plane of the house. The Commissioner of Buildings may allow in his or her discretion for a portable storage container to be situated

as directed by the Commissioner of Buildings if compliance with these standards cannot be met.

e. No portable storage container shall have a length greater than twenty (20) feet or a width greater than nine (9) feet or a height greater than nine (9) feet.

(2) Commercial and Industrial Zones

a. The permit shall not allow for more than five (5) storage containers on the premises.

b. A separate permit may allow for the number of storage containers on the premises to exceed five (5); however, site plan approval is required prior to the issuance of the permit.

c. The permit shall be for an initial period of one (1) year. The permit may be renewed each subsequent year.

d. The storage containers shall not be connected. There shall be a minimum of ten (10) feet between each unit.

e. The storage containers shall not be located upon designated parking spaces.

f. Placement of storage containers on the premises must be screened from view and not be situated further forward than the plane of the primary structure. The Commissioner of Buildings may allow in his or her discretion for a portable storage container to be situated as directed by the Commissioner of Buildings if compliance with these standards cannot be met.

A permit shall be prominently displayed and visible for inspectional personnel and the permit shall contain the expiration date of the permit.

Inspectional Services Department shall provide a list of prohibited materials not to be stored in the portable storage container, which shall include prohibiting storage of live animals, hazardous materials, and combustible material, and shall further prohibit habitation in the portable storage container.

Inspectional Services Department shall have the right to inspect the portable storage containers for compliance with the permit and this Ordinance.

Construction sites shall be exempt from the requirements of this ordinance.

The issuance and extension of any permit shall be within the discretion of the Inspectional Services Department.

The Inspectional Services Department shall affix fees for the initial permit and permit extension and shall assign a per unit fee for Commercial and Industrial Zones. The Commissioner of Buildings shall file the fee schedule with the City Council annually. There shall be a penalty of two hundred dollars (\$200.00) for any violation of this ordinance. Each day shall constitute a separate offense.

In City Council August 28, 2023, passed to a third reading As Amended by a hand vote. Councilors Mendes, Minichiello, and Rodrigues absent. In City Council September 11, 2023, Ordained as Amended by a roll call vote taken by “yeas” and “nays” ten members present eight in the affirmative. Councilors Rodrigues and Tavares in the negative. Councilor D’Agostino absent. Councilor Asack motioned to file for reconsideration with the wish that it prevail and was properly seconded. Reconsideration carried by a hand vote. Councilor Rodrigues motioned to refer back to the standing Committee on Ordinance and was properly seconded. The motion carried by a hand vote. In City Council November 27, 2023, Ordained As Further Amended by a roll call vote taken by “yeas” and “nays”; nine members present and all voting in the affirmative. Councilors Mendes and Tavares absent.

2. In City Council April 24, 2023  
 ORDINANCE: Be it ordained by the City Council of the City of Brockton, Appendix C – Zoning, Article III, General Regulation and Permitted Modifications is hereby amended as follows: **Sec. 27-9. - Standards for residential zones (Table 1).**

Building height (Maximum)	R-1A	R-1B	R-1C	R-2	R-3	R-4
Principal building	2 ½ stories or 35 feet	2 ½ stories or 35 feet	2 ½ stories or 35 feet	3 stories of 45 feet*	3 stories or 45 feet*	3 stories or 45 feet*

**Sec. 27-10. - Standards for commercial zones (Table 2).**

Building height (Maximum)	C-1	C-2	C-3	C-4	C-5	C-6
	2 stories or 35 feet	6 stories or 60 feet	6 stories or 60 feet	6 stories or 60 feet	6 stories or 60 feet	6 stories or 60 feet

**Sec. 27-11. - Standards for industrial zones (Table 3).**

Building height (Maximum)	I-1	I-2	I-3
Principal building	6 stories or 60 feet	6 stories or 60 feet	6 stories or 60 feet

Be it further amended that subsection (2) of Section 2-8 “Application of Regulations” is hereby amended to provide as follows: 2. For R-3, R-4 commercial, and industrial zones only, no building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located except by special permit. 3. For I-1, no accessory structure shall be erected, reconstructed or structurally alter to exceed in height the limit hereinafter designated for the district in which such building is located except by special permit.

In City Council August 28, 2023, passed to a third reading As Amended by a hand vote. Councilors Mendes, Minichiello, and Rodrigues absent. In City Council September 11, 2023, Ordained as Amended by a roll call vote taken by “yeas” and “nays” ten members present and all voting in the affirmative. Councilor D’Agostino absent. Councilor Lally motioned to file for reconsideration with the wish that it not prevail and was properly seconded. Reconsideration failed by a hand vote.

The foregoing Ordinances are on file in the City Clerk's Office and on the City's website in their entirety for review by interested parties.

Timothy J. Cruise, City Clerk

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