

VILLAGE OF HOSKINS, NEBRASKA  
ORDINANCE NO. 2025-02

AN ORDINANCE TO ADD SECTION 7. CARGO CONTAINER TO CHAPTER 150. BUILDING REGULATIONS OF THE CODE OF THE VILLAGE OF HOSKINS, NEBRASKA THAT WILL (A) ADD AND DEFINE THE TERM “CARGO CONTAINER”; (B) DEFINE THE REGULATIONS THAT APPLY TO THE PLACEMENT OF CARGO CONTAINERS ON REAL ESTATE IN RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND AGRICULTURAL DISTRICTS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF HOSKINS, NEBRASKA; (C) ESTABLISH PENALTIES FOR THE VIOLATION THEREOF; PROVIDE FOR AN EFFECTIVE DATE OF SAID ORDINANCE; AND REPEAL ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED by the Chairperson and Board of Trustees of the Village of Hoskins, Nebraska to add Section 7. Cargo Container to Chapter 150. Building Regulations to the Code of the Village of Hoskins, Nebraska as follows:

SECTION 1. That Section 7. Cargo Container shall read as follows:

**Section 7. Cargo Container**

§150.70 CARGO CONTAINER; DEFINITIONS. A “cargo container” shall be defined as any container, box, transportation unit, or any other container or box designed or used for the transportation of goods or materials by sea, land or air; this definition shall, specifically, include containers manufactured with or without wheels, and whether or not the cargo container is attached to a chassis and with or without an attached running gear or axles. Cargo Containers on wheels, axles or otherwise not resting directly on the surface of the ground shall, also, be defined as a “cargo container” subject to the provisions hereof, however, this definition shall exclude any transportation unit with wheels that is licensed to operate on a public street or highway and is not used for storage purposes on any real estate Lot in the Village.

§150-71 CARGO CONTAINER; PROHIBITION. It shall be unlawful for any person, persons, entity or entities to locate, place, store, park, or maintain a cargo container on any real estate Lot in any Residential, Commercial, Industrial, or Agriculture District of the Village of Hoskins, Nebraska at any time without obtaining a written Permit to do so from the Board of Trustees of the Village of Hoskins, Nebraska as set forth herein.

§150.72 CARGO CONTAINER; PERMIT.

(A) Any person or entity desiring to use, place or park any cargo container within any Residential, Commercial, Industrial, or Agricultural District within the Village of Hoskins, Nebraska shall file with the Village Clerk, an Application for a Cargo

Container Permit. The Application shall be in writing on a form to be furnished by the Village Clerk for that purpose. Every such application shall set forth the legal description and street address of the real estate upon which the cargo container shall be located, the nature or use of the storage, the reason why the storage is needed, the names of the owners of the real estate, the length of time the storage is needed, and such other information as may be requested thereon. The Application so filed with the Village Clerk shall be checked and examined by the Board of Trustees of the Village of Hoskins, Nebraska at its next regularly scheduled meeting. The Board of Trustees of the Village of Hoskins, Nebraska is authorized to approve or deny the Applicant the Cargo Container Permit.

(B) Permits for Residential District

(1) Residential permits are limited to 1 cargo containers on any individual real estate Lot.

(2) Residential permits are limited to a maximum of 6 months. The Board of Trustees of the Village of Hoskins, Nebraska may authorize a shorter period of time for any Permit, at its discretion. After the permit expires, it is necessary that the Applicant obtain a new permit in the same manner and form as the original permit.

(3) Cargo containers or trailers which remain in place on a residential real estate Lot after expiration of the approved Permit, may be impounded by the Village of Hoskins, Nebraska. Applicants shall pay for all costs of impoundment, removal costs, and fees to reclaim possession of the cargo container, in addition to all other penalties and remedies available to the Village of Hoskins, Nebraska.

(C) Permits for Commercial, Industrial, or Agricultural District

(1) Commercial, Industrial, or Agricultural permits are limited to 2 cargo containers on any individual real estate Lot.

(2) A Cargo Container Permit under this section must be designated as permanent or temporary. The Board of Trustees of the Village of Hoskins, Nebraska may authorize a limited period of time for any temporary Permit, at its discretion. After the temporary permit expires, it is necessary that the Applicant obtain a new permit in the same manner and form as the original permit.

(3) Cargo containers or trailers which remain in place on a residential real estate Lot after expiration of the approved temporary Permit, may be impounded by the Village of Hoskins, Nebraska. Applicants shall pay for all costs of impoundment, removal costs, and fees to reclaim possession of the cargo



container, in addition to all other penalties and remedies available to the Village of Hoskins, Nebraska.

(4) A Building Permit is required for all permanent cargo containers.

(D) Permits for the placement of a cargo container for storage may be denied or revoked if the Board of Trustees of the Village of Hoskins, Nebraska determines that the proposed placement interferes with fire access, traffic visibility, traffic flows, or interferes with the quiet enjoyment of neighboring property, or if the Applicant fails to comply with the provisions of this Section 7 or any other ordinance of the Village of Hoskins, Nebraska.

(E) Cargo containers may not exceed eight feet six inches (8 ft. 6 in.) in width; nine feet six inches (9 ft. 6 in.) in height; and fifty-three feet (53 ft.) in length.

(F) Cargo containers must be painted one (1) solid neutral color or a color complimentary to other buildings on the real estate. An Applicant who receives a permit for a cargo container shall have 30 days from the time of placement of the cargo container on Applicant's real estate to paint the cargo container to meet the requirements of this Section.

(G) Cargo containers shall not be placed in any area designated as a lot setback and shall not interfere with visibility for vehicle or foot traffic.

(H) Cargo containers must be maintained in good repair and can not have holes in the sides or top of the cargo container; cargo containers can not have visible rust covered areas; cargo containers that are properly placed with a permit must be maintained to meet the requirements of this Section at all times; cargo containers not in compliance herewith shall be considered in violation of this Ordinance and, in addition to all other penalties, may be declared a nuisance by the Board of Trustees of the Village of Hoskins, Nebraska and abated according to law, and/or the permit may be revoked.

(I) Any cargo container supplied with electrical services must meet all applicable electrical codes for conventional buildings.

(J) Cargo containers may not be connected to the water supply or sewer of the Village of Hoskins, Nebraska.

(K) Cargo containers shall not be used for residential purposes.

(L) Those cargo containers without wheels and not attached to a chassis and without an attached running gear or axles must be placed on a packed gravel base, packed crushed rock base, or concrete slab; bases prepared for those cargo

containers must be level and provide proper drainage. Permanent cargo containers in Commercial, Industrial, or Agricultural Districts must be placed on a concrete slab. Cargo containers may not be buried or placed below grade, stacked on other containers or otherwise placed in any other manner other than with the floor of the container resting on the prepared pad.

(M) Cargo containers shall not be stacked on one another.

(N) The fee for obtaining a cargo container permit is specified in the fee schedule codified in 36.01 shall be paid to the Village Clerk.

**§150.73 CARGO CONTAINERS; TRANSITION.** Preexisting cargo containers that are in place before final passage and publication of this ordinance shall be exempt from this ordinance. If an exempted storage container is removed or deemed unserviceable, it shall not be replaced and no “grandfather rights” shall attach thereto.

The requirements for this transition are:

(A) Owners of the real estate Lot shall file with the Village Clerk, an Application for a Cargo Container Permit Exemption within 120 days of the effective date of this Section. The Application shall be in writing on a form to be furnished by the Village Clerk for that purpose. Every such Application shall set forth the legal description and street address of the real estate upon which the cargo container is located, the nature or use of the storage, the reason the storage is needed, the names of the owner, the length of time the storage is needed, and such other information as may be requested thereon. The Application so filed with the Village Clerk shall be checked and examined by the Board of Trustees of the Village of Hoskins, Nebraska at its next regularly scheduled meeting.

**§150.74 CARGO CONTAINERS; PENALTY.** Any person or entity or any person or entity’s agent or servant, who violates any of the foregoing provisions of this Section 7, unless otherwise specifically provided herein, shall be deemed guilty of an offense and all of the penalties and remedies found in §10.99, **General Penalty** of CHAPTER 10. GENERAL PROVISIONS shall apply in its entirety thereto.

**SECTION 2:** Any section of the Village Code or other Resolutions or Ordinances of the Village that are in conflict with the terms and provisions of this Ordinance are repealed to the extent of such conflict.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its final passage and publication as required by law.

PASSED AND APPROVED by the Board of Trustees of Hoskins, Nebraska on this 3<sup>rd</sup>  
day of March, 2025.

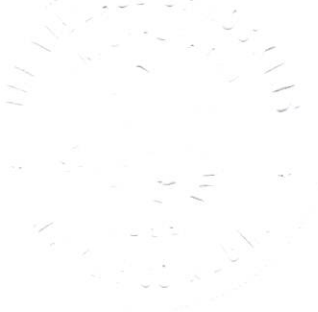
ATTEST:

THE VILLAGE OF HOSKINS,  
WAYNE COUNTY, NEBRASKA

Diane Doffin  
Village Clerk

By Patt Z...  
Chairperson, Board of Trustees

(seal)





CERTIFICATE

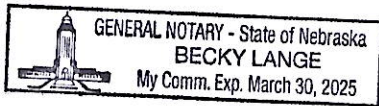
State of Nebraska )  
 )  
County of Wayne )  
 )  
 )  
 )  
 )  
 )  
 )

I, Diane Doffin, Village Clerk of the Village of Hoskins, hereby Certify that the attached is a full, true and original Ordinance Number 2025-02 as the same appears in the official records of said Village; which was duly Passed on the 3<sup>rd</sup> day of March 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12<sup>th</sup> day of March 2025.

Diane Doffin  
Village Clerk

Subscribe and sworn to before me the 12 day of March 2025.



Becky Lange  
Notary Republic