

WORKING DRAFT ZONING ORDINANCE Storage Containers
Version 1.4 3/1/19

Adding 17.3.04.020 Section D: as follows.

Containers in all zones are designated as a temporary structure with a Group S Occupancy and shall be placed at grade and at least five feet from any structure. Only containers of metal construction shall be used. Containers shall not be used for Group H Occupancy to store flammable products or hazardous materials without the necessary permit and not in the R-1 zone. Containers allowed under this section may be used for storage only and not for residential occupancy or for the operation of a business. Containers may not have electrical or plumbing connections without obtaining a MUP. A business operating solely out of a storage container in any Zone shall obtain a CUP for any other Occupancy Group. Additional requirements per section 3103 of the Building Code shall apply for fire separation and egress.

R-1 Zones: A Permitted use when no more than one in a back yard behind fence of at least 6 feet in height, painted to match adjoining structure and up to a maximum of 26 feet in length. The container may be placed against the alley fence.

R2 or R3, RA, T Zones: Permitted use when placed on the property behind a fence, at the rear of the parcel or adjacent to the alley and painted to match the adjoining structure. If the container is placed on all or part of an existing parking space or in an unfenced area placement shall require an MUP. One container is allowed per parcel up to 14,000 square feet and up to two containers for larger parcels.

Commercial Zones: Permitted use when placed behind the building and painted to match the adjoining building. A container that blocks all or part of a designated parking place or designated loading zone shall require a MUP. One container per parcel or per business on multi business parcels. Businesses over 14,000 gross square feet of floor area may have one additional container for each additional 14,000 square feet up to a maximum of 5 containers per business. Businesses may obtain an AUP for seasonal use of containers not to exceed 180 days.

Industrial and Business Park Zones: Permitted use when container[s] are placed within a fenced storage area which is not designated as required parking. Containers may be placed in front of a I or BP business if no other location is available and subject to obtaining an MUP.

Public Facilities Zone: Containers may be placed on the property in the PF Zone with the approval of the Chief Administrator of the public entity owning the property and shall be painted to match nearby structures or amenities.

Any property holder may request a CUP to memorialize the placement of a container on any parcel not permitted above.

*Reid c 3/27/2019
Planning Commission
meeting by
John Linn.*