

Conditions of Approval Cont'd



- **Number and Size:** For the number of cargo containers allowed and their size, please contact the Planning Division for more information.
- **Signs:** No advertising or directional signs shall be mounted, painted, or displayed on the container except that temporary containers may display the rental or leasing company name and/or logo permanently affixed or painted on the container.
- **Building Permit:** A building permit shall be required for any cargo container greater than 120 square feet in size.
- **Foundation:** Upon approval of the Chief Building Official, cargo container(s) may be placed on a paved surface. In Industrial Districts, when the cargo container(s) are the items being stored, the container(s) may be placed on a paved or all-weather surface.
- **Design:** All applicable development standards and design guidelines for the zoning district shall apply. When not located within the public view from the public right-of-way or an adjacent property, the cargo container may be painted to match the primary building to achieve architectural compatibility.
- **Property Owner Consent:** A tenant shall obtain the prior written and notarized consent of the property owner before placing a cargo container on any property.

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Cargo Containers



Development Services Department
Planning Division

What is a Cargo Container?

It is a pre-manufactured metal shipping container or standardized, reusable vessel, designed without axle or wheels, that was originally designed and fabricated for, or used in, the packing, shipping, movement or transport of freight, articles, goods, or commodities from one location to another and that is delivered to a site as a fully assembled unit. The term "cargo container" shall not include a storage shed that is assembled at the site or a trailer with wheels used in the transport of freight. This term shall only apply to those containers that are accessory to the primary use of the property for the storage of directly related nonflammable, noncombustible, nonhazardous materials and supplies. If the container is proposed to be stored on the site for resale or rental, or to be used as a building material in the construction of a building or structure, the district regulations applicable to those uses shall apply.



Permit Requirements

Temporary Use

- No cargo container permit shall be required when the cargo container is used during construction and a valid building permit is active for the property; and all applicable conditions are met

- No cargo container permit shall be required to place a cargo container on private property for a period of three (3) months or less provided that all conditions applicable to the zoning district are met. For residential uses only, such cargo containers may be placed in the front yard on a paved driveway so long as the cargo container does not encroach into the landscaped areas, onto sidewalks, or into public rights-of-way, and there is sufficient room to open the garage door to allow access and egress in case of emergency.

- A temporary use of land permit shall be obtained for a period of greater than three (3) months but no more than one (1) year, provided that all conditions applicable to the zoning district are met
- The cargo container must be removed immediately upon completion of the temporary term or upon expiration or finalization of the building permit.

Permanent Use

- A cargo container permit shall be required prior to placing a cargo container on private property for more than one (1) year.
- Residential districts:** The cargo container permit shall be issued in accordance with the criteria and procedures for a Minor Administrative Approval
- Commercial, industrial, public, and Downtown overlay districts:** The cargo container permit shall be issued in accordance with the criteria and procedures for a Minor Discretionary Permit
- Limitations:** Cargo containers may only be stored for resale or rental purposes in the *Industrial (I)* zoning district.
- Public right-of-way restriction:** No cargo container may be placed in the public right-of-way unless approved through the issuance of an encroachment permit by both the Engineering Division and the Fire Department.

Permit Application

For the permit application and process, please contact the Planning Division for more information.

Conditions of Approval

- Height:** Cargo containers shall not be stacked and shall not be greater than ten (10) feet in height including the foundation system, as measured from the property grade.
- Setbacks:** Cargo containers shall meet all applicable setback requirements and are not permitted in front yard setback area unless provided otherwise in TMC 9-2-125 (d)(2).
- Location:** The proposed location shall not interfere with other uses, clear vision triangle, pedestrian/vehicular visibility, required parking, landscaping, or circulation on the property, or create any other safety problem. The cargo container(s) shall not be placed in a "fire lane" or other fire access lanes. The cargo container(s) must be accessible by a paved drive aisle.
- Contents:** No hazardous materials, or combustible or flammable liquids may be stored in the container.
- Screening:** Cargo container(s) shall be screened from view from the public right-of-way and from view of adjacent residential uses or districts using methods such as, but not limited to, line of sight behind buildings or walls with landscaping and construction of walls with vines.