

Rec'd at 4/10/2019
Planning Commission
Meeting from
John Linn

STORAGE CONTAINERS

Background: Like most things in the Zoning Ordinance the use of Cargo Containers has changed since the Zoning Ordinance was passed and later Resolution 88-67 was passed in 1988. It is now time to bring the Zoning Ordinance current with today's and future uses.

Motion #1: Repeal Resolution 88-67 passed by the Planning Commission 12/13/1988 and here by request that the City Council take the same action if Resolution 88-67 was also passed by the City Council

Motion #2: Add Section 17.3.04.020 Section D: as follows.

A storage Container is a metal unit, typically used to transport goods by ship and may have been modified for its storage use. Containers are permitted in all zones and are most similar to a trailer. Containers shall be placed at grade and at least five feet from any structure and on a surface of concrete, asphalt, pavers or gravel. Only containers of metal construction shall be used. Containers shall be maintained in good and serviceable condition. Containers shall not be used for Group H Occupancy to store flammable products or hazardous materials without the necessary permit in all other zones 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 an MUP. A business operating solely out of a storage container in any Zone shall obtain a CUP. Additional requirements per section 3103 of the Building Code shall apply for fire separation and egress.

R-1 Zones: A Container is a permitted use on each parcel with 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: A Container[s] is/are a 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 which is required to meet the number of parking spaces required for the property or in an unfenced area a MUP shall be required. One container is allowed per parcel up to 14,000 square feet and up to two containers for larger parcels.

Commercial Zones: A Container[s] is/are a permitted use when placed behind the building and painted to match the adjoining building. If the container is placed on all or part of an existing parking space which is required to meet the number of parking spaces required for the property or all or part of a designated loading zone an MUP shall be required. 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: Container[s] is/are a permitted use when the container[s] are placed within a fenced storage area which is not designated as required parking for the property. Containers may be placed in unfenced portion of the front of the parcel of an I or BP business, if no other location is available and subject to being painted to match the adjoining structure and 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 that owns the property and shall be painted to match nearby structures or amenities.

Churches: Churches may place one or more storage containers on their property if they are painted to match the adjoining structure and subject to the general conditions listed in the first paragraph of this section. Containers may not be placed on parking space[s] which are required to meet the parking requirement of the main assembly room of the Church.

Any property owner may request a CUP to memorialize the placement of a container on any parcel where a container is permitted or not permitted above.

End