

Q: How should cargo storage containers be regulated?

A: To address the placement of cargo storage containers as accessory to a lawfully established use on property zoned A-1 (Light Agriculture Zone) and A-2 (Heavy Agriculture Zone) the following interpretation is to be applied. In absence of this interpretation, the appropriate zoning category for placing cargo storage containers is within an industrial zone i.e. (M-1, M-2 zone classification). Containers may also be placed in C-3 (Unlimited Commercial Zone) in conformance with the outside storage provisions in 22.28.220.D.

To address the placement of containers as accessory uses in areas not zoned C-3 or Industrial, Regional Planning policy allows placement of **one** cargo storage container as an accessory use in the A-1 and A-2 zone and only on parcels with a minimum net area of two acres. To qualify as accessory use, the storage container must be accessory and used in connection with a lawfully established verifiable farming, agricultural or non commercial activity occurring on the property. This interpretative memo prohibits stacking containers or placing more than one container on a lot. The maximum container size shall not exceed 10' width x 40' length x 10' height.

Secondly, **one** cargo storage container may be approved as a temporary storage unit for construction equipment and building materials on an authorized construction site where a valid building permit has been issued. The two acre limitation would not apply for temporary construction storage. For example, building contractors may store tools and building material supplies in an approved container for weatherproofing and security protection. In this instance, the container must be removed within one year or upon building permit expiration.

The above interpretation is consistent with the Department of Public Works Building Code Manual related to cargo storage containers used for incidental storage. The placement of a cargo storage container on any lot would need to comply with yard setbacks and all other code requirements of Regional Planning and Building and Safety. A Director's Review Plot Plan is required for placement of one cargo storage container on an agriculturally zoned lot with a minimum of two acres. Containers will not be authorized on any residentially zoned properties within (R-A, R-1, R-2, R-3, or R-4 Zone) unless temporarily placed during construction with Director's Review plot plan approval.

[9/20/2006 – John R. Gutwein, Field Office Services]