

Shipping Containers Repurposed



Agenda

Why talk about Shipping Containers?

What are some ways Shipping Containers are used?

What are other communities doing?
Next steps for Boardman!



Shipping Containers have been used in Commercial and Industrial zones for supplemental storage in Boardman for some time. The current requests are two-fold – Residential use for storage and Commercial use as an occupiable (work force, not sleeping) structure.



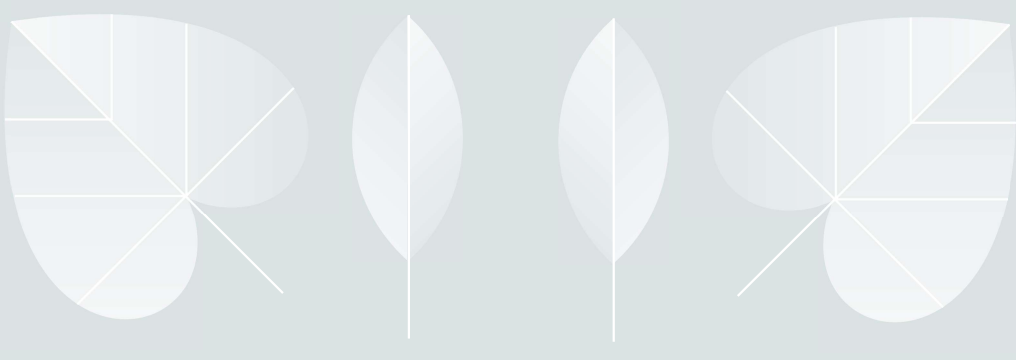


How are other
communities responding
to these requests?

COMMERCIAL APPLICATION
FOR A FOOD POD FACILITY

Some examples of code language.

- The City of Portland treats Storage Containers like a vehicle: A Storage Container in which any material is temporarily stored or collected. For the purposes of Title 16, a storage container will be considered a vehicle in terms of parking provisions and restrictions.
- The City of Gladstone defines "portable storage containers" this way: "Portable storage container" means a portable, weather-resistant, commercially leased or rented receptacle designed and used for the storage or shipment of personal property, building materials or merchandise. The term shall not include yard waste containers, construction debris containers, or containers having a storage capacity of less than two hundred (200) cubic feet.
- Josephine County states the following: Intermodal structures such as shipping containers or other manufactured items originally designed for transport shall not be used for human occupancy unless the interior of the unit has a floor-to-ceiling minimum height of eight feet, nine inches. All shipping identification shall be removed from the walls of all intermodal structures, regardless if used for human occupancy, and painted with a rust-prohibitive paint.



Some examples of code language, continued.

- The City of Klamath Falls has the following regulations:

Shipping container structures are allowed in all zones in lieu of traditional structures provided they comply with the following:

 - Shipping containers shall not be permitted as a primary structure in any zone.
 - Planning Commission may allow shipping containers to be used as a primary structure in the Neighborhood Commercial and General Commercial Zones as part of a conditional use permit with a required public hearing.
 - Shipping containers may be permitted as an accessory structure in any zone provided:
 - In residential zones, shipping containers shall be sided with the same materials and painted to match the primary structure. As an alternate path for approval, an applicant may request discretionary review by the Director as part of the residential review for siding and paint that is complementary to the primary structure and surrounding neighborhood buildings.
 - In commercial zones, shipping containers shall be placed behind the primary structure.





SOME MORE EXAMPLES







City of Boardman Development Code

Design Standards - Residential

In the Residential Zone "All buildings shall provide detailed design along all elevations (i.e., front, rear and sides).

Detailed design shall be provided by using at least 5 of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations)"

For accessory structures, which storage units would be, require that, "The accessory structure shall be of a compatible and complimentary nature to the primary structure and be consistent with of the detail design criteria identified in Section 2.1.180 (C)(3). Detailed Design.

Accessory structures under 200 square feet shall meet at least one (1) of the design criteria identified in 2.1.180 (C)(3)."

Architectural Features:

- a. Dormers b. Gables c. Recessed entries d. Covered porch entries e. Cupolas or towers f. Pillars or posts g. Eaves (minimum 6-inch projection) h. Off-sets in building face or roof (minimum 16 inches) i. Window trim (minimum 4-inches wide) j. Bay windows k. Balconies l. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features) m. Decorative cornices and roof lines (e.g., for flat roofs) n. An alternative feature providing visual relief, similar to options a-m.

City of Boardman Development Code Design Standards – Commercial and Industrial

In the Commercial Zone, the following would be applicable:

Buildings under 20,000 square feet (enclosed ground floor area) shall incorporate at least five(5) of the architectural features as follows:

Decorative cornice or facade (for a flat roof) or provision of eaves or other similar decorative feature for pitched roofs;
Decorative display windows on ground floor; Entrance canopy, breezeway or kiosk; Changes in building color or texture; Building articulation on street frontages; Decorative wall or security lighting; Regularly spaced and similarly shaped windows; Decorative window hoods or trim;
Changes in building height along street frontages;
Decorative screening of roof mounted equipment.

In the Light Industrial Zone, the following would be applicable:

A. Building Mass. Where building elevations are oriented to the street in conformance with Section 2.4.150, design features such as windows, pedestrian entrances, building off-sets, projections, detailing, change in materials or similar features, shall be used to break up and articulate large building surfaces and volumes.

B. Pedestrian-Scale Building Entrances. Recessed entries, canopies, and/or similar features shall be used at the entries to buildings in order to create a pedestrian-scale.

Building Code Inputs

SECTION 3114 INTERMODAL SHIPPING CONTAINERS

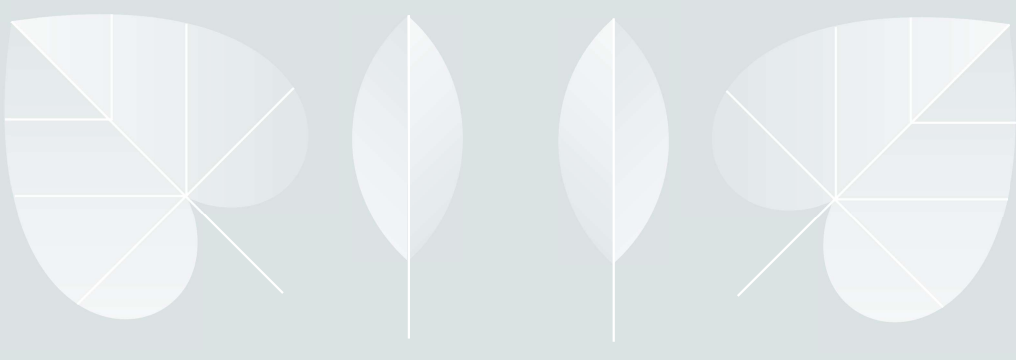
Storage only residential and commercial.

A single-unit unmodified intermodal shipping container is allowable.

Allowable modifications: No more than one penetration per liner feet of wall, not greater than 6 inches in diameter or not greater than 16 square inches.

Occupiable space residential and commercial.

Shall be evaluated by an Oregon licensed design professional.



Discussion



Thank you

Carla McLane
Planning Official

