

MEMO

To: Planning Commission, Mayor Santini & City Council

From: Randy Mannino, David Hardegree, and Zack Arnold

Date: ~~July 26, 2024~~ Updated 10-9-24

Re: *Text Amendment T24-04. Amendment to Chapter 26, Zoning, Article IV, General Provisions, Sec. 4.25, Outdoor Storage*

The applicant proposes the following highlighted Text Amendment to Chapter 26, Zoning, Article IV, General Provisions, Sec. 4.25,

Sec. 4.25. – Outdoor Storage

Outdoor storage shall be allowed in G-C, L-I, and H-I districts only. In G-C and L-I districts, outdoor storage must be located in a side or rear yard and screened from all rights-of-way, and residential districts that abut the outdoor storage area. Such storage shall be screened in accordance with the requirements under section 4.17 of this chapter. In G-C and L-I districts, the use of trucks, truck bodies, enclosed containers, campers, recreational vehicles, or other types of motor vehicles for storage is prohibited. This section does not apply to incidental outside storage on properties in residential districts.

In the G-C district, neither vehicles (whether operable or inoperable) nor trailers (whether on or off their axles) may be used as storage buildings. This shall apply to all vehicles and trailers, including commercial vehicles, recreational vehicles, panel vans, tractor-trailer rigs, railroad box-cars, etc. **Provided however, shipping containers may be allowed by special use application if approved by the governing authority and properly screened in accordance with the requirements under section 4.17 of this chapter.** The storage of new or used tires on any G-C district property is prohibited unless the same are stored within an enclosed building or garage. It is illegal to discard or abandon tires on any property other than a lawful landfill.

Staff Analysis:

This amendment would allow shipping containers to be used on properties zoned G-C, General Commercial, provided they are screened from all rights-of-way, and a special use permit is granted.

Staff recommends the following conditions be included with the Special Use Permit standards. A new section will be added to Sec. 16.4. – Minimum special use standards:

- Container height not to exceed 8ft.-6in.
- Containers are not permitted to be stacked.
- Containers must be placed on an impervious or paved surface.
- The quantity and length of the shipping containers must be disclosed in the application.
- Containers only allowed in side or rear yards.
- Containers must be setback a min. 5ft. from the side or rear property lines.
- Containers must be screened from view from a Right-of-Way per Sec. 4.17.

If this amendment is approved, the following Zoning Ordinance definitions (Sec. 2.2) will also be updated:

Accessory structure. A structure on the same lot with, and of a size and nature customarily incidental and subordinate to, the principal structure. Examples of accessory structures include, but are not limited to, the following: detached garages and/or carports; storage structures and/or barns; **shipping containers**; freestanding greenhouses; aboveground swimming pools and pool houses; tennis courts; freestanding workshops; freestanding decks and gazebos; and freestanding ATM bank machines.

Outdoor storage. The keeping, in an unenclosed area, of any goods, salvage, material, merchandise, storage trailers, **shipping containers**, or vehicles outdoors on the property for more than twenty-four (24) hours. The term "outdoor storage" shall not include the keeping of vehicles or manufactured housing structures on sales lots in districts which allow such sales lots.

Structure, accessory. A subordinate structure, customarily incidental to a principal structure or use and is located on the same lot. Examples of accessory structures in residential districts shall include, but is not limited to, tool sheds, guest houses, detached garages, and play sets. Examples of accessory structures in nonresidential districts shall include, but is not limited to, storage buildings, **shipping containers**, freestanding signs, play sets, and detached carwashes.

Staff is not opposed to the amendment.

Planning Commission Proposed Minimum Use Standards:

Sec. 16.4. Minimum special use standards. 16.4.XX.

Shipping Containers.

A. *Allowable districts:* G-C

B. *Standards:*

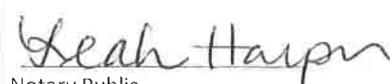
1. Container height not to exceed 9ft.-6in.
2. Containers are not permitted to be stacked.
3. Containers must be placed on an impervious or paved surface.
4. The quantity and length of the shipping containers must be disclosed in the application and approved by the City.
5. Containers only allowed in side or rear yards.
6. Containers must be set back a min. 5ft. from the side or rear property lines.
7. Containers must be screened from view from all Right-of-Ways per Sec. 4.17.
8. Containers must be maintained and in good repair.
9. Containers shall not be served by electrical power.

Application for Text Amendment(s)
To Zoning Ordinance
City of Cartersville

Case Number: T24-04
Date Received: 5-28-2024

Public Hearing Dates: Aug 6, 2024 Aug 15, 2024 September 5, 2024
Planning Commission ~~July 9, 2024~~ 1st City Council ~~July 18, 2024~~ 2nd City Council ~~August 1, 2024~~
5:30pm 7:00pm 7:00pm

APPLICANT INFORMATION

Applicant <u>Lehmann L. Smith</u> (printed name)		-Office Phone <u>770-387-7013</u>	
Address <u>P. O. Box 1750</u>		Mobile/ Other Phone <u>770-382-3497</u>	
City <u>Cartersville</u>	State <u>GA</u>	Zip <u>30120</u>	Email: <u>lehmannsmith@hotmail.com</u>
<u>Mark A. Harris</u> Representative's printed name (if other than applicant)		Cell Phone: <u>770-314-3145</u>	
 Representative Signature		 Applicant Signature	
Signed, sealed and delivered in presence of:		My commission expires:	
 Notary Public			

1. Existing Text to be Amended:

Article IV _____, Section 4 _____, Subsection 25 _____

Existing Text Reads as Follows: Outdoor storage shall be allowed in G-C, L-I, and H-I Districts only. In G-C and L-I Districts outdoor storage must be located at a side or rear yard and screened from all rights of way, and residential districts that abut the outdoor storage area. **Such storage shall be screened in accordance with the requirements under section 4.17 of this chapter.** In G-C and L-I, Districts the use of trucks, truck bodies, enclosed containers, campers, recreational vehicles, or other types of motor vehicles for storage is prohibited. This section does not apply to incidental outside storage on properties and residential districts. In the G-C District neither vehicles (whether operable or inoperable) nor trailers (whether on or off their axles) may be used as storage buildings. This shall apply to all vehicles and trailers including commercial vehicles recreational vehicles panel

vans tractor trailer rigs railroad box cars, etc. The storage of new or used tires on any G-C District property is prohibited unless the same are stored within an enclosed building or garage. It is illegal to discard or abandon tires on any property other than a lawful landfill.

2. Proposed Text:

Proposed Text Reads as Follows: Outdoor storage shall be allowed in G-C, L-I, and H-I Districts only. In G-C and L-I Districts outdoor storage must be located at a side or rear yard and screened from all rights of way, and residential districts that abut the outdoor storage area. **Such storage shall be screened in accordance with the requirements under Section 4.17 of this chapter.** In G-C and L-I, Districts the use of truck, truck bodies, campers, recreational vehicles, or other types of motor vehicles for storage is prohibited. This section does not apply to incidental outside storage on properties and residential districts.

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Reason(s) for the Amendment Request: Shipping containers have become a reasonable alternative, for certain businesses to store material, tools, inventory, etc. where there is adequate surplus land on the site to the rear or side of yard that can be adequately screened from the street. Property owners with such surplus land are faced with hardship if they cannot use such surplus land for storage related to their business or trade, for themselves or for their tenants.

Sec. 4.25. Outdoor storage.

Outdoor storage shall be allowed in G-C, L-I, and H-I districts only. In G-C and L-I districts, outdoor storage must be located in a side or rear yard and screened from all rights-of-way, and residential districts that abut the outdoor storage area. Such storage shall be screened in accordance with the requirements under section 4.17 of this chapter. In G-C and L-I districts, the use of trucks, truck bodies, enclosed containers, campers, recreational vehicles, or other types of motor vehicles for storage is prohibited. This section does not apply to incidental outside storage on properties in residential districts.

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In the M-U district, outdoor storage of landscape supplies and materials may be permitted per the requirements in section 9.2.3, development standards.

(Ord. No. 11-18, § 1, 5-17-18)

Product Supplier Spec Sheets

DIMENSION CHART

EXTERIOR DIMENSIONS

INTERIOR DIMENSIONS

DOOR OPENING DIMENSIONS

LENGTH

WIDTH

HEIGHT

LENGTH

WIDTH

HEIGHT

WIDTH

HEIGHT

10 FOOT CONTAINER



10'

8'

8'6"

9'3"

7'8"

7'9^{7/8}"

7'8"

7'5"

20 FOOT CONTAINER



20'

8'

8'6"

19'3"

7'8"

7'9^{7/8}"

7'8"

7'5"

40 FOOT CONTAINER



40'

8'

8'6"

39'5"

7'8"

7'9^{7/8}"

7'8"

7'5"

Shipping Container Dimensions and Sizes

The most common shipping container sizes are 20 feet or 40 feet long, 8 feet wide, and 8.5 feet or 9.5 feet tall. The taller containers are called High Cubes. In total, shipping container sizes come in lengths of 10 ft, 20 ft, 40 ft or 53 ft. The inside measurements of shipping containers are a bit smaller. See exact shipping container dimensions below:

CONTAINER ONE containerone.net	10ft Container	20ft Container	40ft Standard Dry	40ft High Cube
<small>L x W x H</small> Exterior Dimensions	10' x 8' x 8'6"	20' x 8' x 8'6"	40' x 8' x 8'6"	40' x 8' x 9'6"
<small>L x W x H</small> Interior Dimensions	19'4" x 7'8" x 7'9"	19'5" x 7'8" x 7'9"	39'4" x 7'8" x 7'9"	39'4" x 7'7" x 8'9"
<small>W x H</small> Door Opening	7'8" x 7'5"	7'8" x 7'5"	7'8" x 7'5"	7'8" x 8'5"
Exterior Square Feet	80 sq f	160 sq ft	320 sq ft	320 sq ft
Interior Cubic Feet	560 cu ft	1172 cu ft	2350 cu ft	2694 cu ft
Weight	2200 lb	4500 lb	8500 lb	8750 lb

Last updated: November 2023



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Container Sizes

it turns out not all containers are exactly the same size.
A 20' container it turns out isn't a 20' container.

Also, it's interesting that if you search for "Shipping container dimensions or Shipping container sizes" you don't get a straight answer. The reason for that is that the ISO standard for container sets the external dimensions, but only a MINIMUM for internal dimensions. IF you look at the chart below you can see these two things.

10' Container

Payload 30,000 lbs.
Tare weight 3,500 lbs.
Cubic Capacity: 582 cu.ft.

Exterior Dimensions
L: 10'
W: 8'
H: 8'6"

Interior Dimensions:
L: 9' 5"
W: 7'8" -1/8"
H: 7'9" - 5/8"



20' Container

Payload 48,600 lbs.
Tare weight 5,015 lbs.
Cubic Capacity: 1,164 cu.ft.

Exterior Dimensions
L: 20'
W: 8'
H: 8'6"

Interior Dimensions:
L: 19' 5"
W: 7'8" -1/8"
H: 7'9" - 5/8"



40' Container

Payload 80,350 lbs.
Tare weight 8,377 lbs.
Cubic Capacity: 2,376 cu.ft.

Exterior Dimensions
L: 40'
W: 8'
H: 8'6"

Interior Dimensions:
L: 39' -3/8"
W: 7'8" -1/8"
H: 7'9" - 5/8"



Container Sizes

1. A 20' container is about an inch and a half short of 20'. Why is that? To allow for stacking of 20' and 40' containers with a small space in between the 20' containers.
2. Different manufacturers use different materials for constructing their containers, so some containers will have larger internal dimensions than others, but using the chart below you can be assured of the minimum dimensions for a container. That is for a 20' container: 19'3" X 7'7 1/4" X 7'8 1/2". (Most containers are 8'6" high) 40' containers however are 40' in length and have the same height and width dimension as 20' containers.

The external dimensions of containers are specified in ISO 668, with the maximum dimensional tolerances being ± 10 mm. The internal dimensions are minimums. Internal container dimensions vary from manufacturer to manufacturer, but they must satisfy the minimum criterion below.

Pages

- [Container Sizes](#)
- [shipping container rentals](#)
- [Container Storage for Construction](#)
- [Storage Container for Renovation](#)

Map

