

Residential Storage Containers

Presented by: City Planner, Natalie Birchak



Questions to Consider

- Does the City want to allow storage containers to be utilized as accessory structures in residential areas? Should they be prohibited only in residential within City limits, or should it extend into the ETZ?
- How does the International Building Code (IBC) define storage containers versus accessory structures?
- How are other communities handling these requirements?

Section 62-62. – Development regulations. (Relevant excerpts)

Notes to Tables 62-162-2 and 62-162-3.

“Note 7: All allowable accessory buildings to a residence shall be limited to a maximum of 1,800 and for a maximum of three detached structures for the first one acre or less. The total area of all accessory buildings may be increased by 70 square feet for each additional one-tenth acre of land area above one acre. Accessory buildings shall include the following: barns, stable, storage buildings, and detached personal vehicle garages.”

2024 International Building Code: Section 202 Definitions

Intermodal Shipping Container. A six-sided steel unit originally constructed as a general cargo container used for the transport of goods and materials.

Findings

- City staff has received numerous complaints and concerns over storage containers located in residential areas. They are not considered structures in the International Building Code (IBC) unless they are significantly renovated.
- Storage containers may serve commercial purposes, but they are not residential in appearance.

Suggestion:

Notes to Tables 62-162-2 and 62-162-3.

*“Note 7: All allowable accessory **buildings structures** to a residence shall be limited to a maximum of 1,800 **square feet** and for a maximum of three detached structures for the first one acre or less. The total area of all accessory **buildings structures** may be increased by 70 square feet for each additional one-tenth acre of land area above one acre. Accessory **buildings structures** shall include the following: barns, stable, storage buildings, and detached personal vehicle garages. **Intermodal storage containers as defined in the International Building Code are not permitted in the RR, R-1, R-2, R-3, MH, or DC zoning districts for a period of greater than 30 days.**”*

Comments? Questions?