



Residential Storage Containers Text Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: March 4, 2026
 Re: ZTA-003-2026 Section 62 – Residential Storage Containers

APPLICANT

Name: City of Dickinson Community Development
 Address: 38 1st Street West
 City: Dickinson North Dakota 58601

Public Hearing	March 11, 2026	Planning and Zoning Commission
Public Hearing	March 17, 2026	City Commission
Final Consideration	April 6, 2026	City Commission

Community Development staff is requesting approval of zoning text amendments to the notes for Table 62-162-2: Permitted Uses by Zoning Districts, in Section 62-162: Development regulations, in Chapter 62-Zoning of the Dickinson Municipal Code, to prohibit the use of storage containers as accessory structures in residential zoning districts within City limits. This amendment also subjects storage containers located outside of the residential zoning districts to the same screening requirements as outdoor storage.

Staff recommendation: Staff recommends approval of this proposed text amendment.

The proposed ordinance amending Chapter 62 addressing storage containers is included with this staff report.

STAFF ANALYSIS

BACKGROUND

City staff has received numerous complaints from residents within City limits regarding properties utilizing storage containers as permanent structures. Unlike permanent structures, a building permit is not required for storage containers.

The 2024 International Building Code (IBC) defines an intermodal shipping container as *"a six-sided steel unit originally constructed as a general cargo container used for the transport of goods and materials."* Structures that meet this definition may be considered accessory structures based on the current Municipal Code, and therefore may be constructed or placed in residential zoning districts.

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Municipal Code

Intermodal shipping containers are often used by residents either as temporary storage containers when moving or due to other events, or as permanent structures to allow container storage on a property. The proposed ordinance allows for the continued use of temporary storage containers that do not remain on the property for greater than 30 days. In the event a property owner requires a temporary storage container for greater than 30 days, they may work with the Building Department to get incremental time extensions.

The proposed ordinance allows intermodal storage containers to be utilized on commercial, industrial, and agricultural properties, but would be subject to the outdoor storage screening requirements outlined in Section 62-567: Screening standards. This includes a landscaping buffer zone and opaque screen when adjacent to less intensive zoning districts.

During workshop sessions with the Planning and Zoning Commission, it was asked whether this proposed ordinance will be enforced in the Extra-Territorial Zone or only within City limits. After further discussion, City staff is proposing to only enforce this ordinance within City limits to ensure the Code Enforcement team is able to effectively enforce the proposed ordinance.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Development Team staff recommends **approval** of ZTA-005-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **ZTA-005-2026: The Residential Storage Container Zoning Text Amendment** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as being in the interest of the public health, safety and welfare "*

(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*"I move the Dickinson Planning and Zoning Commission recommend denial of **ZTA-005-2026: The Residential Storage Container Zoning Text Amendment** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*