

Summary: From my review the *vast* majority of jurisdictions in Utah substantially regulate storage containers. Of all Jurisdictions reviewed, only one allowed for habitation. Nearly all jurisdictions that so allow them, do NOT allow them to be permanently placed in residential zones, or even residential properties, regardless of the zone. The majority do not differentiate among size of the container, thus all containers are regulated equally (i.e., small containers are not treated differently than large containers, etc.)

This begs the question of seeing containers that have been heavily modified and built into something else, such as the restraint complex in Springville. These situations the jurisdictions are not looking at the container as a “storage container” anymore, and instead look at as a piece of building material. For example, if you cut out the side of a storage container, and then used it as a wall of a building, the regulation now turn to whether you have design specifications that allow for a wall to look like that. Obviously, you also have the question of whether that building material with pass inspection under the Uniform Building Code (enforced in Delta by the building inspector). Thus, as part of the City’s analysis, I believe the following questions should be answered:

- a) Where can storage containers be placed within the city? Including:
 - i) For how long?
 - ii) Under what conditions?
 - iii) For what uses?
- b) Can storage containers be used for habitation within Delta City? If so:
 - i) Where?
 - ii) Under what conditions?
- c) Can any part of a storage container be used as part of construction of a different building? Or, stated differently, does Delta City want to impose design specifications that would prohibit the use and or incorporation of a storage container into a building?

Springdale

1. Not allowed.
2. Only Temporary use during construction.
3. 10-22-10

Kamas

1. 15.32.050
 - a. Storage, and only in certain zones
 - i. Commercial
 - ii. Light Industrial
 - iii. Manufacturing.
 - b. Specifically prohibited on property on property used primarily for residential purposes.
2. 15.32.050
 - a. Permit required to set if over 200 sq ft.
 - b. IBC compliance
 - c. Must meet setback
 - d. Only one high
 - e. No Advertising

- f. May be required to be fenced or screened.
- g. May not occupy off street parking
- h. Contents subject to inspection by fire marshal.

3. Other notes

- a. Gave 120 days after passage for properties to comply.

Sandy

1. 12-11-14

- a. Prohibited: Prohibited Structures. Shipping containers, semi-trailers, boxcars, portable on demand storage (PODS), temporary carports, canopies, tents, or similar structures may not be installed or maintained on a residential lot for longer than 30 days, or up to six months with a valid building permit for construction on the property.

South Salt Lake

2. 17.04.030

- a. Portable containers shall:
 - i. Must be accessory to primary use.
 - ii. May not be used as a dwelling or living quarters.
 - iii. Good repair
 - iv. Cant be stacked.
 - v. Cannot be in front or in landscape.
 - vi. Cannot be placed without building permit – and removed after building permit is done.
 - vii. LOTS of other restrictions.

Clearfield

1) 11-13-27

- a) Except in the M-1 Zone, no container shall be used as a permanent structure or an appendage to a permanent structure.
- b) No stacking
- c) Shall not be used as a dwelling, camping, recreation.
- d) Kept in good repair.
- e) Not allowed for permanent storage
- f) Additional requirements for using for moving or construction purposes.

Provo

1) 14.34.355

- a) Only only allowed per lot, with restrictions.
 - i) Cannot be a vacant lot.
 - ii) Must have a building permit issued – must be removed at end of construction.
- b) With building permit, only up to 30 days of any 12 months.
- c) No vertical stacking.

Enoch

1) **10-4**

- a) Allows temporary for construction, with requirements.
- b) Allow permanent only in Research/Industrial Park.
 - i) Not stacked
 - ii) Appearance requirements.
 - iii) Allows for self storage facility.
- c) Allows permanent placement
 - i) All Cargo Storage Containers shall be behind the main or primary structure on a residential lot or parcel of land and are subject to the same setback requirements as an accessory building.
 - ii) Cargo Storage Containers shall be free of graffiti and painted an earth tone color. (c) All Cargo Storage Containers shall be, structurally sound, stable, and in good mechanical and visual repair.
 - iii) Cargo Storage Container used for human habitation must comply with all building codes and have received a Certificate of Occupancy.
 - iv) Cargo Storage Container shall not be used to store hazardous materials.

Bountiful

- a) 14-14-108
 - i) Only allowed in certain zones, except for construction uses. (no to residential zones)
 - ii) In commercial zones, only for shipment, and not as part of business operations.
 - iii) May not be used as part of a permanent structure.
 - iv) Cannot stack in any zone.

Richfield

1) **17.1703**

- a) No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.