

Discussion Points Regarding Shipping Containers on Residentially Zoned Plots:

-General allowance of storage containers on residential property either as additions able to be resided in or accessory storage.

-City has adopted IRC and IBC 2021 versions. In each version they reference specific standards of allowing the use of shipping containers as storage or habitable structure. It is very in depth and confusing for anyone who is not an engineer. Main referable sections being IBC 3115 which references multiple other sections of code.

-I suggest we add to zoning code that any use of a shipping container on residential property shall be properly finished/painted and be set on a permanent foundation. Foundations being cement with proper footings and the ability to properly anchor the container, not just set on top of gravel. I'm also open to the idea of not allowing use of shipping containers on residential properties at all. This may conflict with the fact that we have shipping container buildings at our own Depot Park. I believe there will also be arguments as to what would constitute a permanent foundation.

Therefore, suggested changes made:

Adding the following to definitions:

Sec 104 – Definitions

Shipping containers - include standardized reusable vessels that were:

1. Originally designed for or used in the parking, **shipping**, movement or transportation of freight, **articles**, goods or commodities; and/or

2. Originally designed **for** or capable of being mounted or moved by rail, truck or **ship** by means of being mounted on a chassis or similar transport device. This definition includes the terms "transport **containers**" and "portable site storage **containers**" having a similar appearance to and similar characteristics of **shipping containers**.

3. INTERMODAL SHIPPING CONTAINER, as defined in IBC 2021 Edition - A six-sided steel unit originally constructed as a general cargo container used for the transport of goods and materials.

Zoning language option 1

202.2.

Permitted accessory uses and structures.

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10. Shipping containers and other similar storage units do not qualify as accessory buildings on residentially zoned properties, and are prohibited.

A second option

10. Shipping containers shall not be allowed for use without permanent foundation and permanent method of securing or attachment to foundation. It shall be painted and finished to resist the elements.

More optional language: Shall be finished with roofing