



Esteemed City Council,

Per discussions by the Planning and Zoning Commission I, David Kral, am recommending the following code addition which would prohibit usage of shipping containers for accessory use on residential zoned properties:

First section would be defining shipping containers as such in Appendix A – Zoning – Section 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.

Then adding to sections 202.2 and 203.2 and 204.2 and 205.2 which the "Permitted accessory uses and structures" sections of R-1, R-2, R-3, and R-4 zones (202.2 example shown):

202.2.

*Permitted accessory uses and structures.*

1~~~9

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



Planning and Zoning discussed the following points:

-General allowance of storage containers on residential property either as additions able to be resided in or accessory storage. P&Z decided to only add code to prohibit accessory and not primary use. This is based on the concept of a home or other primary usage, such as the Depot Park buildings, have a directly engineered design and adherence to modern building code for their install as opposed to someone simply having a container delivered and dropped off in their backyard as a storage shed.

-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 ([https://codes.iccsafe.org/content/IBC2021P1/chapter-31-special-construction#IBC2021P1\\_Ch31\\_Sec3115](https://codes.iccsafe.org/content/IBC2021P1/chapter-31-special-construction#IBC2021P1_Ch31_Sec3115)) which cross references multiple other sections of code. The primary requirement we have looked for is paint/weather protection, foundation, and anchorage. None of these requirements have been met historically and end up as points of contention.



-We discussed, in depth, adding 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 potentially being cement slab with proper footings, or cement pillars, and the ability to properly anchor the container, not just set on top of gravel or ground. We discussed the calculations that would need to go into what would be considered a proper foundation based on the weight of the containers and the difficulty making those calculations properly.

-Discussion revolving around neighboring communities and how they handle shipping containers. Many neighboring communities do **not** allow shipping containers as permanent structures. Some allow it based on major modifications such as permanent foundation, anchorage, lighting, paint, roofing, and ventilation. Some have maximum sizes allowed as well. Discussed that you could theoretically purchase a 40' long storage container. Discussed the blighted appearance that most unfinished and older containers have and that it isn't a desirable appearance.

**-David Kral**  
**Building Official/Zoning Administrator**