

Cargo Containers

Section 17.30.020(6) Rio Dell Municipal Code

Cargo/Shipping Containers used as accessory structures in Suburban Residential, Urban Residential, Residential Multifamily, Suburban, Rural and Town Center zones are prohibited.

(a) Existing Cargo/Shipping Containers in Suburban Residential, Urban Residential, Residential Multifamily, Suburban, Rural zones on parcels 10,000 square feet or larger shall be considered legal non-conforming uses and/or structures and comply with the following provisions:

- (i) A Building Permit is required, electrical service is prohibited;
- (ii) Parcel must be developed with the primary use;
- (iii) No more than two (2) containers per parcel;
- (iv) Containers shall be no more than 8' x 20';
- (v) Container must be placed on a gravel, decomposed granite or other all-weather surface as approved by the Director of Public Works;
- (vi) Unit(s) must be placed on the rear half of the parcel and screened (i.e. vegetation, fencing) from public view;
- (vii) Must not exceed allowable lot coverage;
- (viii) Must comply with the setback requirements of the zone;
- (ix) May not be placed within any easements;
- (x) Must be painted a solid neutral color (i.e. beige, taupe and browns) or a color(s) to match the residence;
- (xi) Containers cannot be stacked;
- (xii) No signage is allowed on the container;



(b) Existing Cargo/Shipping Containers that do not comply with the above provisions shall not be considered a legal non-conforming use and/or structure and shall be relocated, removed

and/or modified to comply with the provisions of this section within 180 days after adoption of the implementing ordinance.

(c) Existing Cargo/Shipping Containers must be removed at the time of sale or transfer of the property.

Exceptions. The Planning Commission may modify by use permit, the number and/or location, including zoning designations, requirements of this part, upon a showing of good cause. For any such modification, the Planning Commission shall be required to make the following findings:

(a) The proposed location and/or modification will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

(b) The proposed location and/or modification will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

(c) The proposed location and/or modification will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

(d) In issuing a use permit, the Planning Commission may require such changes or alterations as it may deem necessary to satisfy the findings specified in this part. Such changes or alterations may include, but shall not be limited to the following:

- Location
- Screening
- Setback from property line