

8.5.201: CARGO CONTAINERS: Railroad cars, truck cargo containers or trailers, or shipping containers shall not be used for storage or any other purpose except as provided in this section.

A. A cargo container may be used for storage only under the following circumstances:

1. It is being used for storage in conjunction with permitted construction activities;
2. It is associated with the active operation of an allowed railroad or trucking business; or
3. Upon issuance of a special notice permit, in accordance with the standards contained in subsection (C) of this section and the conditions of approval set forth in the permit.

B. Zones Permitted: Agricultural, Rural, Agricultural Suburban, Commercial, Mining, Light Industrial, Industrial

C. Standards. Cargo containers may be used for storage upon issuance of a special notice permit in accordance with conditions of approval set forth in the permit and the following standards:

1. Not more than one cargo container is present for each five (5) acres of land area or portion thereof.
2. For properties that are five (5) acres or more in area, the cargo container is:
 - a. Located at least one hundred feet (100') from all property lines; or
 - b. Located behind the principal building eighty percent (80%) screened from view (e.g., by fences, walls, buildings, topography, and/or landscaping) from surrounding properties and public rights-of-way; and
3. For properties that are less than five (5) acres in area, the cargo container is located behind the principal building eighty percent (80%) screened from view (e.g., by fences, walls, buildings, topography, and/or landscaping) from surrounding properties and public rights-of-way.

8.5.202: PERSONAL STORAGE BUILDINGS: On lots or parcels under one (1.00) acre in size in which a primary use has not yet been established, personal storage buildings may be constructed and used upon issuance of a special notice permit in accordance with conditions of approval set forth in the permit and the following standards:

A. Zones Permitted: Agricultural, Rural, Agricultural Suburban, Restricted Residential

B. Personal storage buildings requiring a special notice permit shall not exceed 2,000 square feet.

C. The applicant shall demonstrate the feasibility of at least one (1) primary use permitted of right, or which may be permitted upon approval of a conditional use permit or special notice permit, in the underlying zone. Such primary use need not be in addition to the personal storage building (for example, it may be feasible to construct a dwelling to replace the personal storage building).

D. The personal storage building shall not be used for any commercial purpose.

E. The personal storage building shall not be used as habitable space.

F. No outdoor storage shall be permitted.

G. A special notice permit shall not be required for a personal storage building on any parcel which is contiguous with a parcel in common ownership that is owner occupied and where a primary use has been established. Such personal storage building shall comply with subsections (B), (D), (E) and (F) of this section.

H. No special notice permit shall be required for a personal storage building in any of the following circumstances:

1. Whenever the personal storage building is not subject to special notice permitting requirements under the applicable provisions of Chapter 2 of this title.
2. Whenever the parcel on which the personal storage building is to be constructed is a dock lot as defined in section 8.9.104 of this title. (Ord. 546, 10-22-19)