

**CHAPTER 18.76  
CARGO CONTAINERS**

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18.76.010 Purpose: The purpose of this chapter is to establish minimum standards for the placement of cargo containers as storage facilities in those zones where they are allowed by conditional use permit. (Ord. 2144, 12/9/03)

18.76.020 Submittal Requirements: The following shall be submitted along with an application for a conditional use permit for container placement:

- A. A site plan to a standard scale, showing:
  - 1. The location and dimensions of the container(s) and the building to which it is appurtenant.
  - 2. The access to the building and the containers.
- B. A statement of what will be stored in the container(s), for review by the Fire Marshal. (Ord. 2144, 12/9/03)

18.76.030 Minimum Conditions: Where a conditional use permit has been granted for use of cargo containers as permanent or temporary storage facilities, the following minimum conditions shall be met:

- A. The cargo containers shall be used as an appurtenance to the primary use, such primary use being situated in an enclosed adjoining building.
- B. The cargo containers shall be placed on a level concrete or asphalt surface at all times.
- C. The cargo containers shall not be stacked.
- D. A fire apparatus access road shall be provided to both the containers and to the building the containers are appurtenant to. Fire apparatus access roads shall be a minimum of twenty feet (20') wide with thirteen feet six inches (13'6") vertical clearance, shall be hard surfaced, and shall provide access to within one hundred fifty feet (150') of any portion of the container(s). Access roads shall be either looped or provided with an approved turn around as specified in Moses Lake Municipal Code Chapter 16.36
- E. The cargo containers shall not be visible to the motoring public or from residential neighborhoods immediately adjacent to the property where it is located unless other measures approved by the Planning Commission are employed to mitigate the visual impacts of the containers. However, the Planning Commission does not need to require mitigation measures if it determines that the motoring public or adjacent residential neighborhoods are not impacted.
- F. The cargo containers shall abide by all set back requirements applicable to the zone in which they are located.
- G. The recipient of the conditional use permit is the only party allowed to use the container(s).

- H. A container placement permit is required for each container. The permit shall be obtained from the Building Official prior to the arrival of the container on the site. The fee for the container placement permit shall be as specified in MLMC 3.54. The placement permit and fee is required each year for temporary containers. (Ord. 2144, 12/9/03)

18.76.040 Additional Conditions for Permanent Containers:

- A. The cargo containers shall be painted so as to blend in with the building to which they are associated.
- B. The cargo containers shall have a maximum allowable square footage of container storage area not to exceed five percent (5%) of the gross floor area of the building with which the container(s) is associated. In no event shall the number of permanent containers allowed as appurtenant storage facilities exceed three (3) in number.
- C. A cargo container shall not remain on site if the use it is appurtenant to is abandoned or changes use, unless a separate conditional use permit is granted. (Ord. 2144, 12/9/03)

18.76.050 Additional Conditions for Temporary Containers:

- A. The cargo containers shall have a maximum allowable square footage of container storage area not to exceed five percent (5%) of the gross floor area of the building with which the container(s) is associated. In no event shall the number of temporary containers allowed as appurtenant storage facilities exceed fifteen (15) in number.
- B. If more than five (5) containers are proposed for a site, an inventory statement must be provided to the Fire Department in order to determine if the site has adequate fire flow to support the storage configuration.
- C. The use of temporary storage containers shall not exceed ninety (90) consecutive days and shall be allowed only once in every twelve (12) month period. The applicant shall specify the placement dates in the application for the placement permit.
- D. Cargo containers not removed by the end of the ninety (90) day period may be issued a civil infraction notice for each day over the allowed ninety (90) days that the container remains on site.
- E. A significant change to any circumstances of container placement from one (1) year to the next, including an increase in the number of containers, or a different placement location, requires a new conditional use permit. (Ord. 2144, 12/9/03)