



CARGO CONTAINERS, SHIPPING CONTAINERS TRAILERS, STORAGE UNITS

Building & Fire Safety Division - Yakima County Public Services
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Please review the entire brochure pertaining to “Cargo Containers and Semi Trailers as Storage Units”.

Yakima County Zoning Ordinance Chapter 19.18 regulates the placement and use of Cargo Containers and Trailers as Storage Units. (For simplicity the word “container” shall be used as reference).

Before purchasing or placing a container on your parcel, please contact our office regarding the zoning regulations and permitting requirements as they are based according to your zoning district.

Building permits are typically required for placement of a container.

Engineering and calculations will be required for the following:

1. If the container will support any additional loads other than itself,
2. Any alteration or change to the container ie: create openings for windows or doors, etc..

Containers are allowed in some areas of Yakima County and depends on the “USE” (residential or commercial) of the container and the “ZONING” of the parcel where it is to be placed.

RESIDENTIAL USES

The square footage is based on the total accumulative area of any existing structure that are exempt from a permit and the storage container.

Building Permits are required for containers that are 200+ square feet in size that are used for residential storage.

Smaller containers may also need a permit if there is already a residential accessory structure that was exempt from a building permit if the accumulative area is over 200s.f.

Zoning Ordinance Title 19.18.070.4:

(a) Cargo Containers and/or semi-truck trailers **shall not** be used for a storage facility or other use within any zoning district other than the AG, FW, MIN, SCC, LCC, GC, M-1 and M-2 zoning districts.

(b) Cargo containers and/or semi-truck trailers **are allowed** as an accessory use to a permitted business in the **AG, FW, R/ELDP-40, R-10/5, SCC, LCC, GC, M-1 and M-2** zoning districts provided:

- (i) All refrigerated cargo containers or semi-truck trailers not located within a designated loading dock or loading bay shall be located no less than 200 feet from any existing residential zoning district;
- (ii) Within **Urban Growth Area**, the container is subject to site plan approval and site screening Standard A open area landscaping, or higher, if indicated in chapter 19.21; and
- (iii) **Not more than one** cargo container per lot shall be permitted in any allowed zone other than **M-1** and **M-2** except as provided in Subsection (d) below.
- (iv) All cargo containers or semi-truck trailers **must be fully painted to as to remove all original markings, labels or logos.** All permitted

signage placed on the cargo container or semi-truck trailer associated with the primary use must meet the sign requirements under Chapter 19.20.

(c) Cargo containers and/or semi-truck trailers may be used for donation of household goods in the **SCC, LCC, GC, M-1 and M-2** zoning districts.

(d) **Outside of urban residential zoning district** up to two cargo containers may be used as modular components of a single accessory garage or storage building in a design that has been proposed for approval under YCC Title 13. The cargo containers must be fully incorporated in a building with a roof structure for weather protection pitched adequately for drainage and placed on a permanent foundation and painted as an integrated building.

Should you have any questions regarding the regulations, please contact the Planning Division (509) 574-2300.

Photographs are for example only and not necessarily permitted as shown.

*Each example shown will require engineering and calculations for the containers as they have been altered (cutting the container to add windows/doors, or supporting the roof structure.)

Containers that are freestanding, not supporting any additional loads, that have not been altered, do not require engineering and calculations.

MISCELLANEOUS STORAGE STRUCTURES



***2 cargo containers supporting a roof structure.**

- A building permit is required for the cargo containers, the area between the containers, attic, loft, or 2nd floor as designated on plans.



- Self supported roof structure over 2 containers or single container.

- Building permit is needed for placement of the container and roof/patio/carport.

RESIDENTIAL

Containers converted into a residence shall meet all of the Building Code, Energy Code, Plumbing and Mechanical Code requirements.

Building permits are required for each of the following to use a container for residential purposes.



***Container supporting a roof structure.**



A building permit is required for the container and patio area. Note: The patio roof is freestanding with support in the front and rear of the container.