



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 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, such as a roof structure.
2. Any alteration or change to the container ie: create openings for windows or doors, etc.

Containers located within the floodplain will require additional information, which includes anchoring details with structural calculations from a Washington State licensed engineer and an Elevation Certificate completed by a Land Surveyor.

Title 19.18.020(4): Cargo Containers and Semi-truck Trailers (wheels and axels removed*) used as Storage Units.

(*Note: Semi-truck trailers must have their wheels and axels removed in order to be eligible for use as accessory storage. This is a requirement under YCC Title [13](#) (Yakima County Building Code) in order to receive a building permit.)

- (a) Storage During Construction. Cargo containers and semi-truck trailers are allowed, subject to permits required by YCC 13, as temporary accessory uses for storage in unlimited numbers in all zoning districts during the time when a building permit allows construction activity to take place on the property.
- (b) Permanent Storage. Cargo containers and semi-truck trailers are allowed as permanent accessory uses for the storage of items owned by the property owner, the on-site business, or the property's renter. Such accessory uses are subject to permits required by YCC 13, must meet all the limitations in Table 19.18-1, and require land use review in accordance with YCC Table 19.14-1 or YCC [19.33](#), except as exempted by YCC [19.30.030\(1\)\(d\)](#).

Table 19.18-1. Limitations on Cargo Containers and Semi-Truck Trailers

(1)

	SR, R-1, R-2, R-3, RS, RT	HTC, B-1, B-2, LCC, SCC, GC	M-1, M-2, R-10/5, R/ELDP, AG, FW, MIN
Number allowed per lot	One per two acres or portion thereof ⁽²⁾	One per acre or portion thereof ⁽³⁾	Unlimited
Painting ⁽⁴⁾	Required	Required	Not Required
Sitescreening and Landscaping	Accessory uses are subject to sitescreening and landscaping requirements of the primary use under Chapter 19.21 .		
Location	Prohibited in front yard ⁽⁵⁾	Prohibited in front yard ⁽⁵⁾	Permitted in front yard ⁽⁵⁾

Notes:

(1) (a) Containers/trailers not meeting all the limitations of Table 19.18-1 are classified as “storage facilities” on Table 19.14-1, rather than as accessory uses. (b) Containers/trailers are subject to building setbacks required by YCC 16C, YCC 16D, and YCC 19.

(2) For example: parcels 2.00 acres or less are allowed one accessory storage unit (a cargo container or a semi-truck trailer); parcels 2.01-4.00 acres are allowed two accessory storage units; parcels 4.01-6.00 acres are allowed three accessory storage units; etc.).

(3) For example: parcels 1.00 acre or less are allowed one accessory storage unit (a cargo container or a semi-truck trailer); parcels 1.01-2.00 acres are allowed two accessory storage units; parcels 2.01-3.00 acres are allowed three accessory storage units; etc.).

(4) If required by Table 19.18-1, accessory cargo containers or semi-truck trailers must be fully painted so as to remove all original markings, labels or logos. All signage retained or placed on the cargo container or semi-truck trailer must meet the sign requirements under Chapter [19.20](#).

(5) In addition, all refrigerated cargo containers or semi-truck trailers located outside of a designated loading dock or loading bay shall be outside of and greater than 500 feet from SR, R-1, R-2, and R-3 zoning districts.

