

A County-initiated LDC Text Amendment to allow cargo containers on residentially developed properties meeting or exceeding one acre.

LDC Section	206.K
DRC Recommendation	Approval

- ***Removes restrictions*** on using cargo containers for storage and other accessory purposes in residential land use districts.
 - *Considered construction material and already allowed for habitation purposes when properly permitted.*
 - *Cost-effective when compared to other pre-fabricated structures.*
- ***Concerns of Aesthetics in Residential Areas.***
 - *Will allow one per acre up with a minimum one-acre lot.*
 - ***Abide by existing standards:*** *must be permitted; no stacking; increased setbacks; screened from offsite; and no signage.*
- ***Cleans up confusion*** between Building and Land Development codes, and Code Enforcement.
- ***Consistent*** with Comprehensive Plan & Land Development Code.

BoCC Dates: November 4, 2025
December 2, 2025

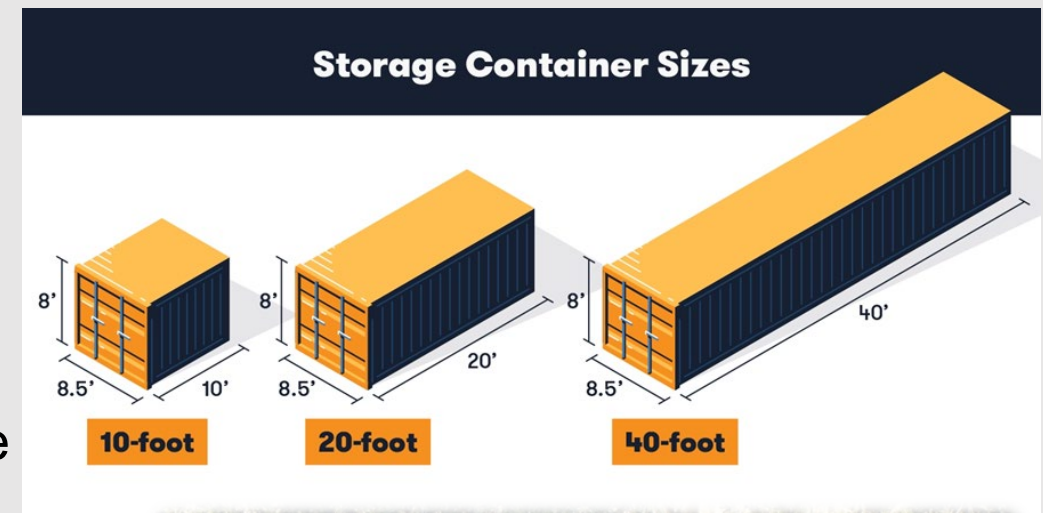


LDCT-2025-7

Cargo Containers Text Amendment

Current Situation:

- **LDC Section 206.K prohibits cargo containers for storage in most residential land use districts**, Office Center, Leisure/Recreation, Recreation, and Preservation.
- Trend in using **cost-effective** Cargo Containers for Residential Storage and **increase in citizen complaints** for their **aesthetics**.
- From a Building perspective, these are **construction materials** if properly set-up and permitted.
- **Building permits have been issued** for retrofitted cargo containers in residential districts, **if designed to appear residential in nature**.
- **Difficult to enforce** with the conflict between Building Code and LDC.



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Cargo Containers Text Amendment

Proposal:

- Eliminate Restrictions in all Future Land Use Districts.
- Allowed **One Per Acre with a Minimum of One Acre** on residentially developed properties.
- Abide by **existing standards** for Cargo Containers elsewhere in the County:
 - *Must be permitted*
 - *No Stacking*
 - *15-foot setback from Residential Properties*
 - *Side or Rear Yard*
 - *No Signage*
- Cannot propose additional architectural standards or modifications.
- **Grandfathering provision for those already approved.**



Staff Recommends Approval:

- Provides consistency between development codes for Code Enforcement.
- As proposed, allows for buffering provisions to overcome aesthetic issues.
- Provides cost-effective option for uses as accessory structures.

