

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.

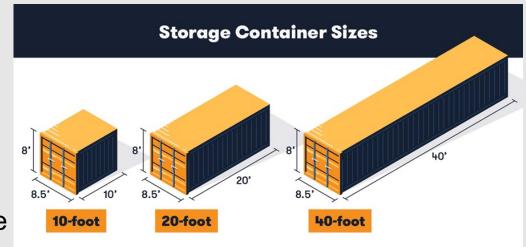
BoCC Dates: November 4, 2025 December 2, 2025





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.







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.



