

Chapter 16.146

CARGO CONTAINER, STORAGE CONTAINER AND CONSTRUCTION DUMPSTERS

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16.146.010 Purpose

It is the purpose of this Chapter to establish minimum development standards for the placement of metal shipping containers (cargo containers), storage containers and construction dumpsters within the City of Ripon and limit the use of these containers in residential zones and address requirements in other zones. (Ord. 859 §1, 2017)

16.146.020 Definitions

Cargo Container

An industrial, standardized reusable metal vessel that was originally, specifically, or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities by commercial trucks, trains and/or ships. A cargo container modified in a manner that would preclude future use by a commercial transportation entity shall be considered a cargo container for purpose of this article.

Construction Dumpster: A large metal bin for refuse designed to be hoisted onto a specially equipped truck for emptying or hauling away.

Seasonal Events: Seasonal events include all the major holiday seasons as well as special sales events and promotions that a company and/or business might be hosting.

Storage Container: A transportable unit designed and used primarily for temporary storage of building materials (before they are utilized for building purposes), household

goods, and other such materials for use on a limited basis on a property.

Temporary Storage/Cargo Container: Storage and Cargo Containers meant for a temporary use as defined in this code. "PODS" fall under this category. (Ord. 859 §1, 2017)

16.146.030 Cargo/Storage Container Standards by Districts

A. Residential Districts:

1. Number allowed:
 - a. One temporary cargo / storage container is allowed per residential lot with the issuance of a temporary cargo container/construction dumpster permit from the Planning Director prior to the placement of a temporary portable storage container.
2. Placement:
 - a. In the Driveway so long as it does not extend out and obstruct the sidewalk and shall be placed so that vehicle access to the garage remains accessible for at least one car (preferred placement); or
 - b. May be placed on the street in front or side for corner lots of the applicants residence, so long as the container does not block access to any driveway.
 - i. To maintain safe lines of site, container placement shall be at least 30 feet away from intersections and 10 feet away from any driveway and/or fire hydrants.
 - ii. If placed on the street, a Cargo container shall contain reflectors or reflective tape so as not to become a safety hazard for vehicles traveling on the street.
 - iii. If placed on the street, a Cargo container shall be placed a minimum distance of 6" from the curb to allow for gutter flow and no more than 8-1/2 feet from the curb to the outside edge of the container for traffic safety.
3. Duration:
 - a. Cargo/Storage containers located at a residential property without an associated building permit is permitted for a period not to exceed fourteen (14) calendar days and not more than two (2) times in a calendar year.
 - b. Cargo/Storage containers located at a residential property with an associated building permit is permitted for a period not to exceed thirty (30) calendar days. Two (2) thirty (30) day extensions may be granted so

long as the building permit is still open and valid.

B. Commercial, Office and Mixed Use Districts

1. Number allowed:

a. Two (2) temporary cargo/storage containers are allowed per business to support seasonal events with the issuance of a temporary cargo container/construction dumpster permit from the Planning Director

2. Placement:

a. The containers shall be located to the rear or other non-conspicuous areas of the site. The containers shall not be located within the front areas of the site or highly visible areas from the public way. Proposed location shall be depicted on the permit application.

3. Duration:

a. Cargo/Storage containers shall not be located on any site for more than 60 consecutive days and for no more than two (2) special events per year.

C. Industrial and Business Park Districts

1. Number allowed:

a. Cargo/storage containers are allowed on lots zoned industrial or Business Park for short term and long-term use. Lots must be considered developed and have an active business on them in order to have a cargo/storage container placed on them.

i. There is no maximum, however the amount of containers shall not exceed the maximum lot coverage for the site and shall not exceed 25% of the total permanent building square footage on site.

2. Placement:

a. Cargo/Storage containers shall meet the setback requirements of the industrial zoning district.

b. Cargo/Storage containers shall be reasonably screened from the public view.

3. Duration:

a. All cargo containers meant for long-term use, more than (90) days on site, shall be subject to a minor site plan permit from the Planning Department.

b. All cargo containers meant for temporary storage, ninety (90) days or less, shall be subject to the issuance of a temporary cargo container/construction dumpster permit from the Planning Director.

4. Cargo Containers in the Heavy Industrial district may be modified to include doors, windows, electrical, mechanical, etc. with the following parameters.

a. Only one such cargo container may be allowed on a heavy industrial parcel.

b. The modified cargo container shall meet all applicable building codes, and shall obtain all applicable building permits for such modifications.

c. The modified cargo container shall not allow for human occupancy of the container, meaning no person shall be allowed to occupy the container as their workspace or office.

D. Public-Semipublic Districts and for Sports Fields located in the Commercial Recreation Districts.

Cargo Containers may be used for storage purposes in conjunction with schools that maintain sports fields and school premises, and for parks, golf courses, governmental facilities, and other similar uses as determined by the Director.

1. Number allowed:

a. No limits on number of containers.

2. Placement:

a. The containers shall be located in a non-conspicuous location on the site and conform to the setbacks of the underlying zone, but no closer than ten feet to any exterior property boundary. Appropriate screening may be required, as determined by the Director.

3. Duration:

a. All cargo containers meant for long-term use shall be subject to a minor site plan permit from the Planning Department.

b. All cargo containers meant for temporary storage ninety (90) days or less shall be subject to the issuance of a temporary cargo container/construction dumpster permit from the Planning Director. (Ord. 859 §1, 2017, Ord. 905 §1, 2021)

16.146.040 Construction Dumpster Standards for Residential Districts

A. Residential Districts

1. Number allowed

a. One construction dumpster is allowed per residential lot with the issuance of a temporary cargo container/construction dumpster permit

from the Planning Director prior to the placement of a construction dumpster.

2. Placement

a. In the Driveway so long as it does not extend out and obstruct the sidewalk and shall be placed so that vehicle access to the garage remains accessible for at least one car (preferred placement); or

b. May be placed on the street in front or side for corner lots of the applicants residence, so long as the dumpster does not block access to any driveway.

i. To maintain safe lines of site, dumpster placement shall be at least 30 feet away from intersections and 10 feet away from any driveway and/or fire hydrants.

ii. If placed on the street, a dumpster shall contain reflectors or reflective tape so as not to become a safety hazard for vehicles traveling on the street.

iii. If placed on the street, a dumpster shall be placed a minimum distance of 6" from the curb to allow for gutter flow and no more than 8-1/2 feet from the curb to the outside edge of the dumpster for traffic safety.

3. Duration

a. A Construction dumpster located at a residential property without an associated building permit is permitted for a period not to exceed fourteen (14) calendar days and not more than two (2) times in a calendar year.

b. A Construction Dumpster located at a residential property with an associated building permit is permitted for a period not to exceed thirty (30) calendar days. Two (2) thirty (30) day extensions may be granted so long as the building permit is still open and valid. (Ord. 859 §1, 2017)

mechanical improvements, and shall be considered as non-habitable structures, except as allowed under section 16.146.030(C)(4) The addition of roof-mounted ventilation turbines and the replacement or modification of the original doors shall be permitted, however such modifications are subject to the approval of the Building Official.

C. Containers shall be maintained in good condition and free of graffiti at all times.

D. Cargo containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.

E. Residential subdivisions during the buildout of their project are not required to obtain any temporary cargo container/construction dumpster permits for their project. The last house within the subdivision shall not receive their final inspection until all temporary cargo containers/construction dumpsters are removed from the project site. (Ord. 859 §1, 2017, Ord. 905 §1, 2021)

16.146.050 Miscellaneous Cargo/Storage Container and Construction Dumpster standards:

A. Cargo/Storage containers shall not be stacked on top of each other or upon any other structure.

B. Cargo containers shall not be modified by adding windows or electrical, plumbing or