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July 13, 2023

City of Culver
Planning Commission
200 1st Avenue
Culver, Oregon 97734

Reference: Shipping Containers

Dear Commissioners,

Attached to this letter is a draft ordinance with the intention of prohibiting shipping as accessory or primary structures within the commercial and residential zones of the City. Specific provisions are included to regulate placement of shipping containers in the Industrial Zone. The proposed amendment to the zoning ordinance has been initiated at the request of the City Council. Please feel free to reach out before the meeting with any questions or input. I look forward to discussing this topic with you at the upcoming Planning Commission meeting.

Sincerely,

Kirk T. Fatland

Kirk Fatland

ORDINANCE NO. ____

CITY OF CULVER, OREGON

ADOPTING AN ORDINANCE UPDATING)
THE CITY’S ZONING ORDINANCE TO)
DEFINE AND ALLOW SHIPPING)
CONTAINERS IN THE M-1 ZONE ONLY)

LEGISLATIVE FINDINGS:

1. The City has determined Shipping Containers as defined are unsuitable as primary or accessory structures in the C-1, R-1, R-2, OS Zones.
2. The purpose of the Zoning Ordinance text amendment is to define Shipping Containers and to permit them as accessory uses in the Industrial Zone only.
3. Notice of the proposed amendment was submitted to the Department of Land Conservation and Development.
4. The City duly advertised public hearings before the Planning Commission and City Council in the *Madras Pioneer*.
5. The City Planning Commission conducted a public hearing on ____, 2023 and recommended approval of the attached Zoning Text to the City Council.
6. The City Council met on _____, 2023, to consider the Planning Commission recommendation. After a brief discussion the Council moved to adopt the revision as part of the Culver Zoning Ordinance.

NOW, THEREFORE, THE CITY OF CULVER DOES ORDAIN THE FOLLOWING

1. The revised Zoning Ordinance Text (attached as Exhibit I) amending the text of Sections 1.3 – Definitions and adding Section 4.16 – Storage Containers to Article 40 Supplementary Provisions.

Approved by the Common Council of the City and signed by the Mayor this ____ day of _____, 2023

Donna McCormack, City Recorder

Bart Carpenter, Mayor

Article 1 -Introductory Provisions

SECTION 1.3 - DEFINITIONS.

Storage Container – A new or used prefabricated container, in excess of 120 square feet, manufactured and used for the storage of agricultural, commercial, or industrial products and materials, accessory to the principal building or use. Examples include but are not limited to containers that can be transported by mounting on a chassis or transported on a flatbed trailer or truck trailer/van boxes that do not have a chassis or wheels.

Article 4 - Supplementary Provisions

SECTION 4.16 – Storage Containers

As defined in Section 1.3 are permitted only in the Industrial Zone and when accessory to a primary permitted use on the same lot or parcel. A zoning permit is required for the placement of a storage container and is subject to the following standards.

- (1) A storage container is an allowed accessory use and must meet the zoning regulations as specified in the Industrial Zone including setback requirements.
- (2) A storage container shall not be modified to be used for any other purpose than the storage of the property owner's items unless land use and building permits are obtained prior to the modification.
- (3) Storage containers shall not be stacked.
- (4) Shall be located on a level surface to prevent shifting, rolling, or other movement.
- (5) Storage containers placed on a property for less than six (6) months does not require a permit.