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Chapter 20- Cargo Containers

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20.010 Intent.

The intent of this chapter is to provide for the orderly placement of cargo containers throughout the county, to protect the character and visual quality of neighborhoods and communities through appropriate aesthetic restrictions, and to address health and safety hazards through building permit requirements.

20.020 Definition.

- A. "Cargo Container" refers to a large metal box typically used for the shipment of containerized goods, which includes land or sea cargo containers, or any portable storage container designed and constructed as a standardized, reusable vessel intended to be loaded on a truck, trailer, or ship (e.g., Sea-Trains, Transportainers, Land-See Containers, PODS). Railroad cars and tractor or semi-trailers are not considered cargo containers.
- B. Cargo containers are generally considered accessory non-building structures, incidental to the main use of the property, and used for storage purposes.

20.030 Temporary Use.

- A. Cargo containers shall be permitted in all land use designations as a temporary use (180 days) in conjunction with an active building permit or grading permit. Container placement shall occur after the permit has been issued, and the container shall be removed upon the finalization or expiration of the permit, or within 180 days, whichever occurs first. Such temporary installations are subject to the below section 20.050; A. Visual Mitigation Requirements.
- B. Cargo containers shall be permitted in the AG land use designation as a temporary use (180 days) in conjunction with a bona fide agriculture operation. Such temporary installations are subject to below section 20.050; A. Visual Mitigation Requirements.

20.040 Permanent Installations.

- A. Permanent cargo container installations are permitted in all land use designations as follows:
 - 1. On properties one acre or larger and in accordance with the requirements of section 20.050.
 - 2. On properties smaller than one acre, subject to Director Review with Notice and in accordance with the requirements of section 20.050.

20.050 General Provisions for Permanent Cargo Container Installation.

- A. Visual Mitigation Requirements
 - 1. Containers shall be placed in a manner to minimize visibility from adjacent properties and roadways.
 - 2. Containers shall be painted a solid color that blends into the surrounding landscape, vegetation and/or structures.
 - 3. The total number of cargo container(s) on any one parcel shall be limited to the following: On properties less than one acre, only one container may be permitted. On properties one to five acres, two containers may be permitted.
 - 4. Exceptions to any of the above Visual Mitigations may be granted with a Director Review with Notice.
- B. Building Permit Requirements
 - 1. Cargo containers require a standard Building Permit from the Building Division.
 - 2. All cargo containers shall conform to existing height, setback, and lot coverage requirements of accessory structures in the applicable land use designation.
 - 3. The permit shall include a complete site plan with proposed paint color, and details of anchoring requirements pursuant to ASCE 07-05/Chapter 15 for "Non-Building Structures."

- C. Permanent installations shall comply with the Mono County Building Code Occupancy Classification of Group U and Type of Construction to be V-B for a utility structure.
- D. Cargo containers shall not store hazardous materials in exceedance of California Fire Code.
- E. Utilities including, but not limited to, water, sewer, electricity, gas and fuel oil are prohibited from being permanently supplied or installed within containers.

20.060 Prohibitions.

- A. Cargo containers are prohibited in conditional development areas.
- B. No alterations to a cargo container shall be made that will change the structural integrity of the container, without approved design by a California licensed engineer or architect.
- C. Stacking of cargo containers is prohibited.
- D. Cargo containers placed within delineated flood areas shall be installed in accordance with Chapter 21 "Flood Plain Regulations"

20.070 Retroactivity, Exemptions.

- A. Any cargo container with an active permit shall be exempt from the provisions of this ordinance.
- B. Any permanent cargo container installed prior to the enactment of this ordinance that is out of compliance with the above General Provisions may be required to alter the container's appearance, location or foundation in order to come into compliance with the provisions of this chapter.
- C. The requirements of the current edition of the California Building Code apply to all cargo containers. In the event of a conflict between this chapter and the California Building Code, the Building Code shall govern.
- D. This chapter is not intended to apply to cargo containers utilized as a building material within a duly permitted and engineered structure.

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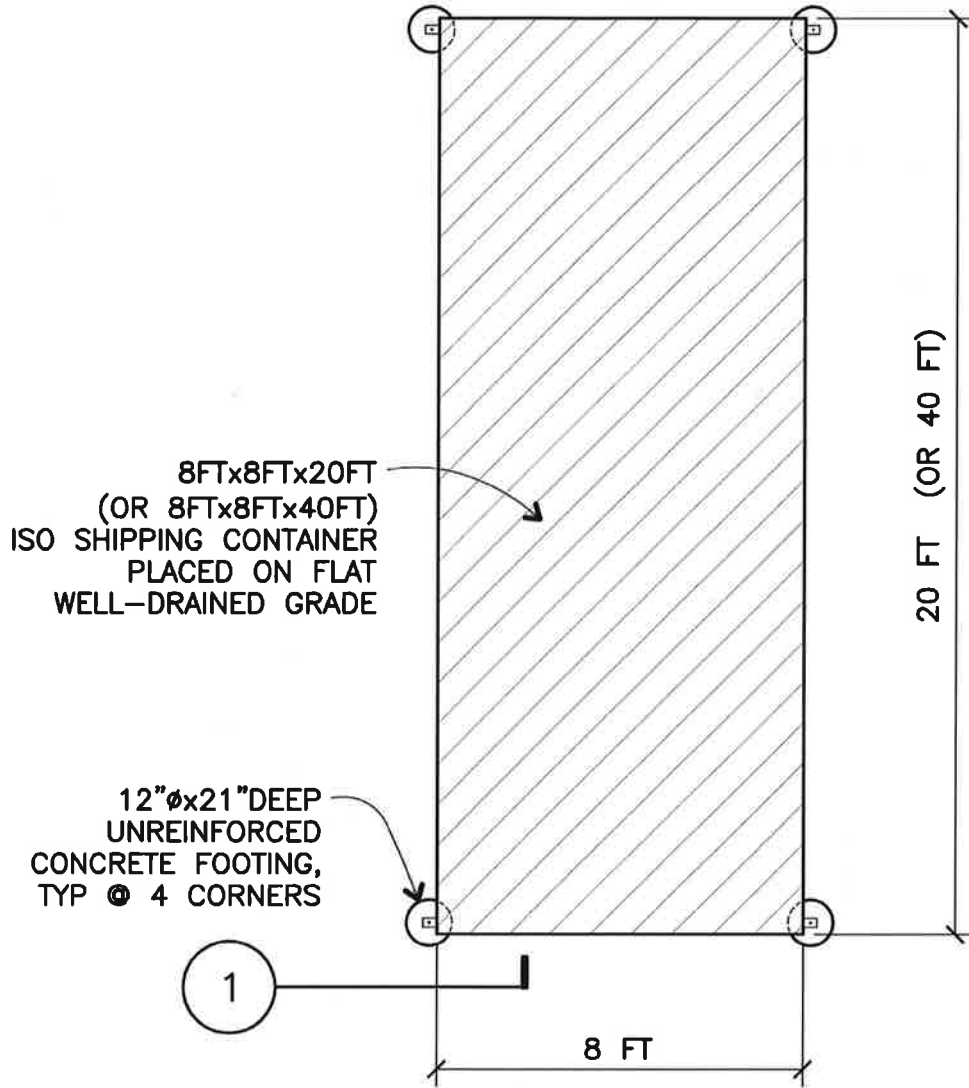
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**TIE-DOWN SPECIFICATIONS FOR PERMANENT INSTALLATION OF ISO
STORAGE CONTAINERS IN APPROVED AREAS OF MONO COUNTY**

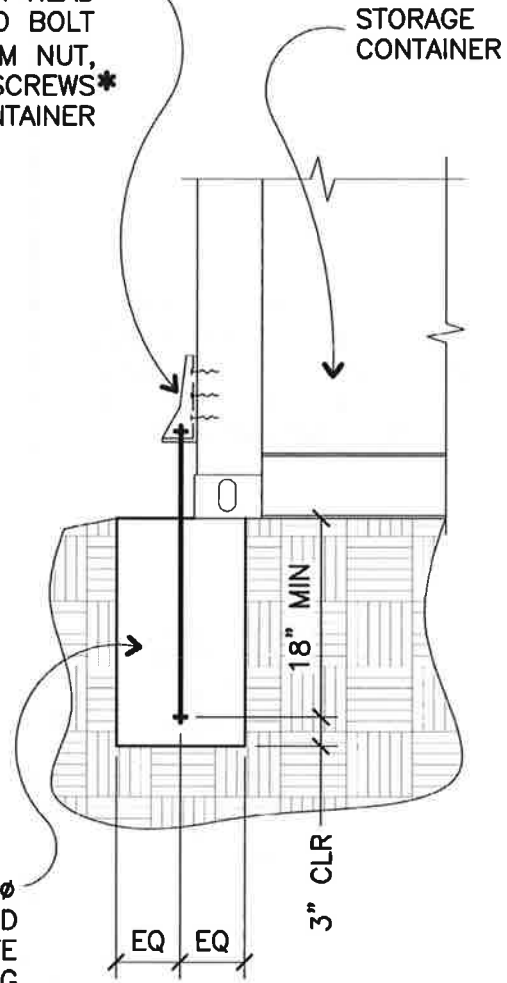
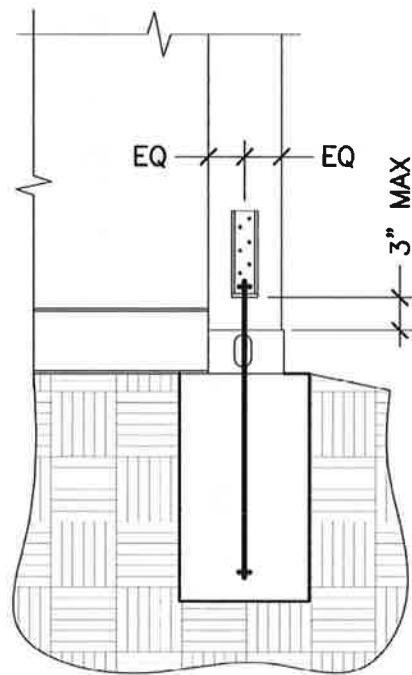


FOUNDATION PLAN

$\frac{1}{4}'' = 1' - 0''$

CONCRETE SHALL HAVE A MINIMUM ULTIMATE
COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

SIMPSON STRONG-TIE® S/HDU4 HOLDDOWN,
 $\frac{5}{8}$ " ϕ ALL-THREAD ANCHOR BOLT WITH TWO HEX HEAD
 NUTS TIGHTENED AGAINST EACH OTHER AND BOLT
 EXTENDING $\frac{5}{16}$ " BEYOND BOTTOM NUT,
 6-SIMPSON STRONG-TIE® TB1460S COLLATED SCREWS*
 TO CORNER COLUMN OF STORAGE CONTAINER



* $\frac{1}{4}$ "x1" SELF-TAPPING
 SCREWS MAY BE USED
 AS AN ALTERNATE
 CONNECTOR, PRE-DRILL
 STORAGE CONTAINER
 COLUMNS AS NEEDED

12" ϕ
 UNREINFORCED
 CONCRETE
 FOOTING

$\frac{3}{4}$ "=1'-0"

1