

CARGO CONTAINERS FOR INCIDENTAL STORAGE

This Information Bulletin establishes the minimum conditions and requirements whereby a marine cargo container, commonly used on ocean going vessels, may be used permanently as a container for incidental storage to an existing non-residential use. When complying with the conditions and requirements of this Information Bulletin, the container shall be considered a piece of equipment and not a building.

Cargo containers which are temporarily deposited on a lot while awaiting reloading onto a ship, truck, train or other vehicle in conjunction with an approved industrial or commercial use are not required to meet the requirements of this Information Bulletin or the City of Los Angeles Building Code (LABC).



A. PERMITS AND FEES

1. A Use of Land Permit shall be required for each lot where containers are to be used for incidental storage. A fee shall be charged for each Certificate of Occupancy for use of land per LABC Section 107.2.
2. A Supplemental/Miscellaneous Plan Check Fee shall be assessed for permit processing of the Use of Land Permit per LABC Section 98.0415.

B. ZONING REGULATIONS

1. Containers shall be located only on lots where open storage of incidental materials and equipment is permitted by the City of Los Angeles Planning and Zoning Code (Zoning Code).
2. Containers may only be located on a lot that does not contain residential uses and only within the area where open storage is allowed by the Zoning Code. The lot area occupied by the containers cannot exceed any open storage area limitations of the Zoning Code for the zone of the lot.
3. Containers, complying with this Information Bulletin, shall be considered as equipment and therefore, additional off-street automobile parking is not required.
4. Similarly, these containers need not comply with Section 12.24 W4 of the Zoning Code which requires approval from the Department of City Planning for automotive uses in the C and M Zones. The use of containers shall not be in conflict with any provisions of any prior conditional use approvals per Section 12.24 W.
5. Cargo containers shall not be permitted where open storage is not allowed due to a specific plan provision.

C. PLANS AND SPECIFICATIONS

1. A plot plan drawn to scale showing the location of all existing buildings and parking spaces on the lot, and the size and location of the proposed container(s) with respect to those buildings, parking and property lines is required.
2. The containers shall be constructed of steel or aluminum with a minimum 14-gauge thickness except for a wood floor within the metal shell. Structural plans and calculations are not required for the Use of Land Permit.

D. LOCATION, NUMBER AND SIZE

1. The containers shall be located at least 5 feet from a property line, 10 feet from another cargo container or building, and shall be located as required for incidental storage per the Zoning Code.
2. The containers shall not be located so as to block, obstruct, or reduce any required exits, open spaces, windows, vent shafts, or “required” parking spaces (including access driveways) of the existing buildings on the lot.
3. The number of containers on a lot shall be limited to one container with a maximum floor area of 400 sq. ft. for each 5,000 sq. ft. of lot area; however, a lot with less than 5,000 sq. ft. will be allowed to have one container. In all cases, the area occupied by the container(s) shall comply with the maximum area limitations for storage per the Zoning Code.
4. Each container shall not exceed 10 feet in height, 10 feet in width and 40 feet in length and shall have no wall openings except for an access door opening.
5. Containers shall not be “stacked” on top of each other or joined in any manner.

E. MISCELLANEOUS REQUIREMENTS

1. The use shall be limited to incidental storage to an approved non-residential use and shall not be used to store hazardous materials unless approved by the Fire Department.
2. The use shall not allow human occupancy of the containers.
3. Containers that have been factory-built with any electrical, plumbing, heating or air-conditioning systems shall not be connected to a power source.
4. Containers shall be maintained in good condition and free of graffiti at all times.

F. DISABLED ACCESS REQUIREMENTS

1. The use of the containers shall not allow human occupancy and is, therefore, exempt from the disabled access regulations.