

ORDINANCE NO. SCC 2024-02

**AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SHASTA
AMENDING CHAPTERS 17.02 AND 17.88
OF THE SHASTA COUNTY CODE
CONCERNING THE REGULATION OF INTERMODAL SHIPPING CONTAINERS**

The Board of Supervisors of the County of Shasta ordains as follows:

SECTION 1.

Section 17.02.267, “Intermodal shipping container,” of Article II of Chapter 17.02 of the Shasta County Code, is added as follows:

“Intermodal shipping container” means any metal shipping container which is designed to be used to transport goods and materials by truck, train, ship and/or air, and which is used for the storage of goods, merchandise or equipment, excepting any such metal shipping container that is on a chassis.

SECTION 2.

Section 17.88.280, “Storage of mobile homes, recreational vehicles, sea vans, cargo containers or truck trailers,” of Article III of Chapter 17.88 of the Shasta County Code, is amended in its entirety as follows:

17.88.280 Storage of mobile homes, recreational vehicles, intermodal shipping containers or truck trailers.

A. A mobile or manufactured home shall not be placed on a lot until a mobile or manufactured home installation permit is issued. A mobile or manufactured home shall not be stored on a lot, unless the lot is a legally established commercial storage yard or a mobile or manufactured home sales lot.

B. A recreational vehicle may be stored on a lot, except in those districts that require a use permit for outdoor storage; provided, it is not connected to utilities and/or used for human habitation.

C. Truck trailers, including intermodal shipping containers on a chassis, shall not be placed or stored on a residentially designated parcel except during construction of the residence in accordance with a temporary building permit. Truck trailers, including intermodal shipping containers on a chassis, may be used for storage on industrially designated parcels if screened from view, or on parcels larger than forty acres that are designated for full-time agricultural uses, and appropriate building permits are issued or an agricultural exemption is authorized.

D. Intermodal shipping containers may be used for storage on industrially zoned or designated parcels if screened from view, or on parcels larger than forty acres that are designated for full-time agricultural uses and appropriate building permits are issued or an agricultural exemption is authorized. Intermodal shipping containers shall not be used for advertising purposes of any kind.

E. Except as otherwise allowed in subsection 17.88.280.D, intermodal shipping containers shall be allowed in all zone districts subject to the following development standards:

1. Intermodal shipping containers shall be accessory to a permitted use.
2. A main building or agricultural operation shall be located on the lot.
3. Intermodal shipping containers installed for residential accessory use are subject to subsection 17.88.140.B.2.a of this title.
4. Where a main building exists, intermodal shipping containers shall only be installed to the rear of the main building as viewed from the front lot line and, if applicable, the street side lot line.
5. No more than one intermodal shipping container is allowed on lots of one gross acre or greater but less than five gross acres, except as provided in subsection 17.88.280.E.17.
6. No more than two intermodal shipping containers are allowed on lots of 5 gross acres or greater, except as provided in subsection 17.88.280.E.17.
7. The size of an intermodal shipping container shall not exceed forty feet in length by eight feet in width by ten feet in height and the floor area shall not exceed three hundred twenty square feet.
8. No intermodal shipping container shall be placed on the top of another intermodal shipping container.
9. Intermodal shipping containers shall be painted a monochrome earth-tone color or a color consistent with the main building.
10. Intermodal shipping containers shall be maintained in a good state of repair to the satisfaction of the Director of Resource Management.
11. Intermodal shipping containers shall not be used for signs of any kind, except as permissible in accordance with Section 17.84.060 of this title.
12. Intermodal shipping containers shall meet all applicable development standards and requirements of the Shasta County Code, including, but not limited, to yard and setback requirements.
13. Intermodal shipping containers shall not be stored on a lot, unless the lot is a legally established commercial storage yard, legally established intermodal shipping container sales lot, or a building permit for its temporary or permanent installation on the lot has been issued.
14. For uses subject to a use permit or an administrative permit, placement of one or more intermodal shipping containers as an accessory use may be permitted subject to the approval of an amendment or minor modification in accordance with Chapter 17.92 of this title.
15. Temporary placement of intermodal shipping containers is only allowed during the construction of improvements associated with a permitted use if the appropriate temporary building permits are issued. Temporary intermodal shipping containers must

be removed prior to approval of a final inspection for the building permit to construct the improvements.

16. Permanent installation of intermodal shipping containers that are repurposed for use as buildings or structures, or as part of buildings or structures, are subject to the California Building Standards Code and shall only be allowed if the appropriate building permits are issued.
17. Exceptions. Exceptions may be granted for the following development standards: Location (subsection 17.88.280.E.4), and number of intermodal shipping containers allowed on a parcel (subsections 17.88.280.E.5 and 17.88.280.E.6) if an administrative permit is first approved pursuant to Section 17.92.050 of this title, and the applicable following findings are made by the Director of Resource Management:
 - a. The proposed exception from the development standard(s) is necessary due to physical or other constraints on the lot that make the strict application of the standard(s) impractical.
 - b. The proposed exception from the standard(s) would not result in any health or safety hazard for existing and future residents on the lot or in the neighborhood.
 - c. The total number of intermodal shipping containers will not exceed two on lots of one gross acre or greater but less than five gross acres or exceed four on lots of 5 gross acres or greater.

SECTION 3.

The County finds that this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15061(b)(3) based on the general rule that CEQA only applies to projects which have the potential for causing a significant impact on the environment. It can be seen with certainty that this proposed ordinance would not have the potential for causing a significant effect on the environment.

SECTION 4.

If any section, subsection, sentence, clause, phrase, or provision of this ordinance or its application to any person or circumstance is held invalid for any reason, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause, phrase, or provision thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or provisions be declared unconstitutional or invalid.

SECTION 5.

All former ordinances and resolutions, or parts thereof, conflicting or inconsistent with the provisions of this ordinance are hereby superseded by this ordinance. The adoption of this ordinance shall not in any manner affect any action or prosecution for violation of ordinances,

which violations were committed prior to the effective date hereof, be construed as a waiver of any license, fee, or penalty required by or resulting from any such ordinance, or affect the validity of any bond (or cash deposit in lieu thereof) required to be posted, filed, or deposited pursuant to such ordinance.

SECTION 6.

This ordinance shall take effect and be in full force and effect 30 days after its passage. The Clerk shall cause this ordinance to be published as required by law.

DULY PASSED AND ADOPTED this 23rd day of April, 2024, by the Board of Supervisors of the County of Shasta by the following vote:


AYES: Supervisors Kelstrom, Crye, Garman, and Jones
NOES: None
ABSENT: Supervisor Rickert
ABSTAIN: None
RECUSE: None



KEVIN W. CRYE, CHAIR
Board of Supervisors
County of Shasta
State of California

ATTEST:

DAVID J. RICKERT
Clerk of the Board of Supervisors

By: 

Deputy