

Cargo Container Storage Buildings | Fact Sheet

A cargo container is a vehicle or intermodal container designed and constructed to contain or carry freight, including semi-trailers without running gear, railroad car units, and shipping containers.

Cargo containers used as storage buildings may require review and approval by the City Planning & Community Development and Routt County Regional Building Department to ensure compliance with building and development codes.

Community Development Code Requirements

Cargo containers used as storage buildings accessory to any use, except a single family home or duplex, must be approved through a development review application, such as Minor Exterior Modification, Development Plan, or Final Development Plan) prior to obtaining a building permit.

Cargo container storage buildings shall comply with all applicable development and design standards, such as but not limited to setbacks, lot coverage, floor area ratio, screening, and floodplain regulations, found in the Community Development Code, Entry Corridor and Urban Design Standards, and Base Area Design Standards. If all standards are not met, cargo container storage buildings may not be permitted in all zone districts in all locations.

Cargo container storage buildings may be permitted on a temporary basis when associated with an approved, active construction project, temporary event, special event, or other similar temporary circumstance. Review and approval of temporary buildings may be through a Construction Site Management Plan, Temporary Event Permit, or Special Event Permit, as applicable.

Note: Cargo container storage buildings accessory to single family homes and duplexes shall comply with applicable development standards, such as setbacks and lot coverage, regardless of whether development review is required.



Building Code Requirements

Cargo containers used as storage buildings exceeding 120 square feet in floor area require a Building Permit. Building Permit applications are now submitted online and shall include:

- Plot plan showing the location of the cargo container storage building.
- Plans or specifications for either a foundation and anchorage system designed by an engineer or minimum tie-down requirements (such as “Minute-Man” auger anchors at each corner) depending on the criteria below. A minimum 3-foot deep anchors are required at each corner.

An engineered design for a foundation and anchorage system of the wall to the foundation shall be provided when a cargo container storage building meets any of the following criteria:

1. Exceeds 400 square feet in floor area; or
2. Exceeds 10 feet in height; or
3. Is accessed by the public.

The engineer shall evaluate the container for compliance with minimum site-specific wind, snow, flood, and seismic load requirements of the City of Steamboat Springs Building Code, or the applicant may submit manufacturer’s specifications confirming the container meets these minimum requirements.