



STORAGE/CARGO CONTAINERS For Residential Zones

Storage/cargo containers are permitted in the City of Norco, provided that certain requirements are met in order to preserve the health and well-being of the community. Storage/cargo containers may or may not require a building permit and/or a Conditional Use Permit, based on size, as outlined below:

SIZE	PERMIT REQUIRED	SETBACKS	OTHER REQUIREMENTS
120 SF or Less	None	<ul style="list-style-type: none"> • Min. 5' from side or rear property line/s. • Min. 5' from any other structure 	<ul style="list-style-type: none"> • Overall height of 14' to peak.
121 to 240 SF	<ul style="list-style-type: none"> • Building Permit* 	<ul style="list-style-type: none"> • Must meet the graduated setback which depends on the height, and which starts at a minimum of 5'. • Min. 10' from any other structure. 	<ul style="list-style-type: none"> • One storage container allowed per 20,000 SF of land area. • Overall height of 14' to peak. • Must be within lot coverage for zone. • Includes windows and doors for any side of building exceeding 20 feet in length. • Matches main dwelling in materials and/or colors.
Over 240 SF	<ul style="list-style-type: none"> • Conditional Use Permit (contact Planning staff for more information) • Building Permit* 	<ul style="list-style-type: none"> • Must meet the graduated setback which depends on the height, and which starts at a minimum of 5'. • Min. 10' from any other structure. 	<ul style="list-style-type: none"> • Overall height of 14' to peak. • Must be within lot coverage for zone. • Includes windows and doors for any side of building exceeding 20 feet in length. • Matches main dwelling in materials and/or colors. • Requires "OK" from majority of adjacent property owners.

*** MINIMUM REQUIREMENTS FOR BUILDING PERMIT SUBMITTAL:**

- 1) A site plan is required with the following information:
 - a. Property lines, and street(s);
 - b. All existing building and equipment locations, and parking spaces;
 - c. Dimensions and locations of proposed containers;
 - d. Dimensions from property lines and existing buildings/equipment to proposed containers.
- 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.
- 3) The container may be placed directly on flat ground, but the surrounding area shall be graded to drain surface water away from the container per CRC R401.3. Inspector will verify this in the field.
- 4) The containers shall not be used for human occupancy.
- 5) The containers shall not block, obstruct, or reduce any required exits, or parking spaces, including access driveways, or existing site drainage patterns on the lot.
- 6) Containers shall not be "stacked" on top of each other or joined in any manner.
- 7) Containers that have factory-built electrical, plumbing, heating or air conditioning system shall not be connected to a power source. (No UTILITY is allowed.)
- 8) Containers shall not be used to store flammable/combustible liquids or hazardous materials.

*****A CONTAINER MAY NOT BE RELOCATED FROM THE LOCATION WHERE IT WAS ORIGINALLY APPROVED WITH A PERMIT AND/OR CONDITIONAL USE PERMIT. IF THE CONTAINER IS RELOCATED, A NEW PERMIT AND APPROVAL IS REQUIRED FOR THIS RELOCATION AND MUST STILL MEET ALL OF THE SETBACK REQUIREMENTS AS SHOWN ON PAGE #1.**

v. 11/29/2023