



## RESOLUTION NO. 40794

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BEALE AND  
2 WALKER

3 A RESOLUTION relating to land use; requesting the Planning Commission to  
4 review the prohibition of shipping containers for accessory building and/or  
5 storage uses as well as explore how the city could allow shipping containers  
6 to be adaptively reused for innovative housing solutions to address the  
7 housing shortage and affordability crisis in the City of Tacoma.

8 WHEREAS, with the exception of temporary uses subject to the limitations  
9 and standards set forth in Tacoma Municipal Code 13.06.080, Special Use  
10 Standards, commercial shipping and/or storage containers, also known as cargo  
11 containers or intermodal freight containers, are currently prohibited to be used as  
12 an accessory building and/or for storage in the City in residential, commercial, and  
13 mixed-use zoning districts, and

14 WHEREAS, unlike a number of other jurisdictions, this prohibition is outright  
15 and does not allow for exceptions when specified conditions are met, such as  
16 design standards, landscape buffers, sight-obscuring fences or walls, or the  
17 container's location on the site, that either remove the containers from the sight of  
18 neighbors or passersby or ensure that the containers are an aesthetically pleasing  
19 part of their surroundings, and

20 WHEREAS thousands of shipping containers are left inactive and unutilized  
21 in America each year because the nation's imports exceed exports and the cost to  
22 return cargo containers to exporting countries can be high, and

23 WHEREAS, in 2012 alone, U.S. Department of Transportation statistics  
24 indicated there were more than five million 20-foot containers sitting dormant, and  
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WHEREAS reprocessing or melting down a used shipping container to repurpose the steel requires at least 8,000 kWh of energy, and

WHEREAS, if it can be accomplished in a way that maintains the aesthetics of the surrounding neighborhood, reuse of used containers as building materials or as accessory buildings/storage uses in the City could be a sustainable, energy efficient, and cost-effective way to repurpose them, and

WHEREAS the City Council recognizes the need for innovative housing solutions to address the housing shortage and housing affordability, and

WHEREAS the City Council is requesting the Planning Commission to review the outright prohibition of commercial shipping and/or storage containers as accessory buildings and/or for storage in the City and determine if there are design standards, siting requirements, or other conditions which may make these uses appropriate in specified zoning districts, and, within subsequent phases of Home in Tacoma, review how the City could allow shipping containers to be adaptively reused for innovative housing solutions to address the housing shortage and housing affordability in the City of Tacoma; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

That the City Council hereby requests the Planning Commission to review the prohibition of shipping containers for accessory building and/or storage uses, as well as explore how the City could allow shipping containers to be adaptively



1 reused for innovative housing solutions, to address the housing shortage and  
2 affordability crisis in the City of Tacoma.

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4 Adopted \_\_\_\_\_

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Mayor

7 Attest:

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City Clerk

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11 Approved as to form:

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Deputy City Attorney

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