

**STAFF REPORT**  
**City of Lancaster, California**

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MVB

Date: May 26, 2009

To: Mayor Parris and City Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Re-introduction of Ordinance No. 921 – Cargo Containers**

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**Recommendation:**

Re-introduce Ordinance No. 921, an ordinance of the City Council of the City of Lancaster, California, repealing and amending various sections of Title 17 of the Lancaster Municipal Code (Zoning Ordinance) to regulate the use of cargo containers.

**Fiscal Impact:**

None.

**Background:**

A proposed ordinance to regulate the placement and use of cargo containers was initially heard by the Planning Commission on December 15, 2008, and following revisions, the Commission recommended to the City Council approval of the Ordinance on January 20, 2009. The City Council approved the introduction of this Ordinance on February 24, 2009. Following this action, the Council received comments from various business owners expressing concerns over the restrictions the ordinance would place on the use of containers in the City's industrial zones. On March 10, 2009, the Council directed staff to look at revisions to the ordinance that would permit use of cargo containers in the industrial zones.

The proposed revised ordinance would modify the industrial zones to permit permanent use of cargo containers subject to certain restrictions. Containers would be required to meet the front yard, side yard and rear yard requirements established for primary buildings in the industrial zones, would not be allowed to encroach on or block any parking spaces or access driveways, and cannot be stacked on top of each other. Further, the containers would not be permitted to be used for human habitation nor have any plumbing, electrical power or air conditioning/heating systems. Storage would be limited to materials consistent with the zone classification; refuse, debris and hazardous substances would not be permitted.

Staff believes that the revised ordinance addresses the concerns raised by industrial area business owners, and responds to the direction given by the Council. Staff, therefore, recommends that the Council approve the re-introduction of the ordinance.

BSL/jr

**Attachment:**

Ordinance No. 921