



**ORDINANCE NO. 1054**

**AN ORDINANCE CREATING SECTION 16.6.42 PERTAINING TO MINI-WAREHOUSE (COMMERCIAL SELF-STORAGE FACILITY) AND AMENDING SECTION 16.2.2 PERTAINING TO DEFINITIONS, TABLE 4-6 OF SECTION 16.4.7.1 PERTAINING TO PRINCIPAL USES, AND SECTION 16.6.3.1 PERTAINING TO ALLOWED USES AND STRUCTURES IN COMMERCIAL ZONES**

**WHEREAS**, the City of Douglas (City) Council finds and determines that the following changes and clarifications need to be made in regard to the City of Douglas Municipal Code; and

**WHEREAS**, consideration has been given to ensure fairness to all City of Douglas residents and make new regulations reasonable.

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF DOUGLAS, WYOMING:**

**Section 1.** Section 16.6.42 is hereby created to read:

**6.26 Shipping Containers as Mini-Warehouse (Commercial Self-Storage Facility)**

**6.26.1 Purpose.**

The purpose of this section is to regulate the use of shipping containers in Mini-Warehouse (Commercial Self-Storage Facility) developments to protect the public health, safety, and welfare, and safeguard property values while promoting positive aesthetics in the City.

**6.26.2 Definitions.**

**"Mini-Warehouse (Commercial Self-Storage Facility)."** Buildings designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for services provided to a manager's apartment, office, and for the lighting and climate control of individual storage units. May also include shipping containers in commercial and industrial zones.

**"Shipping Container"** shall mean a unit originally used or designed to store goods or other merchandise during shipping or hauling by a vehicle, including, but not limited to, rail cars of any kind, truck trailers, or multi-modal shipping containers or similar structures such as look-alike shipping container buildings or metal buildings marketed as "containers," "portable storage units," or "conex."

**6.26.3 Approvals.**

- A. Adjacent to Residential Zone - Approved as a Type B Development:** Shipping containers used as a mini-warehouse (commercial self-storage facility) adjacent to any residential zone shall be approved as a Type B Development.
- B. Not Adjacent to Residential Zone - Approved as a Type B Development:** Shipping containers used as a mini-warehouse (commercial self-storage facility) not adjacent to any residential zone shall be approved as a Type A Development.
- C. Building Permit Required:** Shipping containers shall require a building permit and shall comply with adopted and applicable International Building Codes.

**6.26.4 Occupation.**

Shipping containers shall not be used as dwellings, sleeping quarters or for occupancy for any period of time.



**6.26.5 Site & Circulation.**

- A. **Limited:** Only one (1) shipping container is allowed per commercial lot unless the commercial lot is being used as a mini-warehouse (commercial self-storage facility).
- B. **Lot Coverage:** Shipping containers shall be in an approved designated area per the Development Plan or Building Permit application and be included in the calculation of overall lot coverage.
- C. **Site Circulation:** A site circulation plan shall be provided as part of the Development Plan or Building Permit application.

**6.26.6 Screening, Markings, Advertising.**

- A. **Screening:** Shipping containers shall be screened from the view of the public and adjacent properties with a combination of plantings, xeriscaping materials, landscaped berms, and 100% solid opaque fence or decorative wall. Fences and decorative walls used to screen shipping containers shall be a minimum of six (6) feet in height. Any request to construct a decorative screening wall to screen shipping containers in excess of six (6) feet shall be designed and certified by a registered engineer in the State of Wyoming. The height of an opaque fence or decorative screening wall may be reduced by one (1) foot for every one (1) foot of earthen berm constructed immediately below the fence or wall up to a maximum reduction of the fence or wall height resulting in a three (3) foot fence or decorative screening wall on top of a three (3) foot earthen berm.
- B. **Markings:** Shipping Containers shall retain their original data plate (CSC Safety Approval Placard) affixed. Shipping Containers shall be painted on all visible sides and top with solid natural earth toned colors that blend and /or enhance the natural scenic aesthetic of the neighborhood.
- C. **Advertising:** Shipping containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing with the exception of their original data plate (CSC Safety Approval Placard).

**6.26.7 Placement.**

- A. **Arrangement:** Shipping containers shall be placed in a tidy straight line with no space between each container.
- B. **Drainage:** Shipping containers shall be placed so surface drainage runs away from the containers to a designated drainage and does not pool around the containers.
- C. **Fastened:** Rows of containers shall be fastened together.
- D. **Positioning:** Shipping containers shall not occupy required off-street parking, loading or landscaping areas.
- E. **Setbacks:** Shipping containers shall comply with the setbacks for the applicable zoning district.
- F. **Size and Height:** The maximum size allowed for a shipping container shall be eight (8) feet wide by twenty (20) feet long by eight and one-half (8.5) feet tall.  
Exception: Shipping containers used for mini-warehouse (commercial self-storage facility) may not exceed eight (8) feet wide by forty (40) feet long by nine and one-half (9.5) feet tall.
- G. **Stacking:** Shipping containers shall not be stacked.
- H. **Surface:** Containers shall be safe, structurally sound, in good repair, and placed on a stable compacted or solid surface to ensure containers do not shift, sink, tilt, or fall out of line with the adjacent containers.
- I. **Trailer Detachment:** Shipping containers must be detached from the transportation trailer and placed on the ground. All running gear shall be removed prior to placement.

**6.26.8 Utilities.**

No shipping container shall be connected to any utilities other than electrical.

**6.26.9 Maintenance.**

Shipping containers shall be maintained in good condition at all times. Any container appearing to be in disrepair or shifting shall be removed and corrected immediately. Any container that becomes unsound, unstable or otherwise dangerous, as determined by the City, shall be immediately repaired or removed by the property owner and at the expense of the property owner.



**Section 2.** The “Mini-Warehouse” Definition of Section 16.2.2 of the Douglas Municipal Code is hereby amended to read as follows:

**Warehouse, Mini- (Commercial Self-Storage Facility)**

Buildings designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for services provided to a manager's apartment, office, and for the lighting and climate control of individual storage units. A Mini-Warehouse or Commercial Self-Storage Facility may also include shipping containers in commercial and industrial zones.

**Section 3.** Table 4-6, row “Mini-Warehouse” under the Principal Commercial Uses section in Section 16.4.7.1 of the Douglas Municipal Code is hereby amended to read as follows:

Use	Zoning Districts																Additional Requirements
	A	RR	R-1	R-2	R-3	R-4	RE	MH-1	MH-2	CB-1	B-1	B-2	MU-PUD+	PLI+	I	GRN	
<b>Principal Commercial Uses</b>																	
Mini-Warehouse (Commercial Self-Storage Facility)												C	A		A	A	See Section 6.42

**Section 4.** Section 16.6.3.1 of the Douglas Municipal Code is hereby amended to read as follows:

**16.6.3 Accessory Commercial Structures and Uses**

**16.6.3.1 Allowed Uses and Structures**

The following uses and structures are considered accessory to a principal commercial use:

- On-site parking lots or garages providing parking for a commercial structure;
- On-premise signs;
- Carports or other motor vehicle or commercial vehicle covered parking areas (hereinafter "covered parking areas") shall comply with the following:
  - Definition: Covered parking areas shall be defined as a structure built attached or detached from the primary structure that is open on at least three (3) sides and where vision through the three (3) open sides is not impeded. This definition does not include garages.
  - Location: Covered parking areas are limited to the side and rear of the property.
    - Exception: Covered parking areas may project from the front of the primary structure when designed to favorably add to the architecture of the primary structure at the discretion of the Community Development Director.
  - Setbacks: Covered parking areas smaller than two hundred (200) square feet may project into a required setback not to exceed one-third (1/3) the distance of the required setback. Covered parking areas larger than two hundred (200) square feet shall comply with the principal structure setbacks for the applicable zoning district. Covered parking areas in the side yard shall not be less than twenty (20) feet from the front lot line.
  - Size: When allowed in the front, covered parking areas affixed to the front of the primary structure are limited to a maximum of five hundred (500) square feet of coverage area. Detached covered parking areas or covered parking areas affixed to the side or rear of the primary structure are limited to a maximum of five hundred (500) square feet of coverage area or twenty (20) percent of the primary structure, whichever is larger.
  - Height: Covered parking areas may not exceed the maximum height for an accessory structure in each zone district.
  - Architectural Design: The design of the covered parking areas shall be in character with, and constructed of, the same quality permanent materials as the principal building, or adopted design standards. No metal buildings or structures shall be allowed for covered parking areas over two hundred (200) square feet unless concealed with materials in character with the principal building.



- Building Permit Required: Covered parking areas shall require a building permit.
- Construction: All covered parking areas two hundred (200) square feet or less shall meet all applicable building codes, including wind and snow loads. All covered parking areas exceeding two hundred (200) square feet shall be constructed using permanent concrete footers, metal framing or wood beams, and metal or wood rafters, and shall meet all applicable building codes, including wind and snow loads.
- Maintenance: Covered parking areas shall be maintained in good condition at all times.
- Fully enclosed accessory structures used for storing merchandise or materials needed for operation of the principal commercial use. Merchandise storage within the CB-1 (Downtown Business) zoning district shall be limited to areas within the principal structure and shall not be allowed within an accessory structure;
- Shipping containers in commercial zones (excluding the Industrial Zone) shall comply with the following:
  - Definition: "Shipping container" shall mean a unit originally used or designed to store goods or other merchandise during shipping or hauling by a vehicle, including, but not limited to, rail cars of any kind, truck trailers, or multi-modal shipping containers or similar structures such as look-alike shipping container buildings or metal buildings marketed as "containers," "portable storage units," or "conex."
  - Occupation: Shipping containers shall not be used as dwellings, sleeping quarters or for occupancy for any period of time.
  - Limited: Unless the commercial lot is being used as a Mini-Warehouse or Commercial self-storage facility, only one (1) shipping container shall allowed per commercial lot.
  - Building Permit Required: Shipping containers shall require a building permit be issued prior to installation.
  - Location: Shipping containers are limited to the rear of the property.
  - Setback: Shipping containers shall comply with the setbacks for the applicable zoning district.
  - Size and Height: The maximum size allowed for a shipping container shall be eight (8) feet wide by twenty (20) feet long by eight and one-half (8.5) feet tall.
  - Architectural Design: Shipping containers shall be concealed on all sides and top with materials that are in character with, and constructed of, the same quality permanent materials as the principal building, or adopted design standards. No corrugated or ribbed metal shall be allowed unless the principal building is sided with the same material.
    - Exception: Shipping containers used as Mini-Warehouse (Commercial Self-Storage Facility) (see Section 16.6.26).
  - Maintenance: Shipping containers shall be maintained in good condition at all times.
  - Exception: Temporary portable moving containers/moving pods placed on private property for the purpose of moving household goods. Shipping containers shall be permitted on construction sites provided there is an active building permit and placement is ancillary to a project on site. Such shipping containers shall be removed within 30-days of completion of work associated with the building permit.
- Outside storage, which shall be fully screened pursuant to the requirements of this Chapter and Chapter 5 of this Code. Under no circumstances shall outside storage be allowed in the CB-1 (Downtown Business) zoning district;
- Fences, walls, and hedges;
- Outdoor retail displays, which shall be limited to a maximum display area of five percent (5%) of the total area of the lot or parcel upon which the commercial use operates or 1,000 square feet, whichever is less;
- Antennas, radio facilities, and satellite dishes, subject to the requirements of this Code; and
- Any accessory structure or related use expressly designated as accessory in a commercial zoning district under this Code, or otherwise established as an accessory use through an interpretation of the Community Development Department Director.



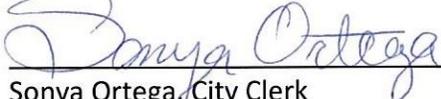
PASSED AND APPROVED ON FIRST READING this 28th day of April, 2025.

PASSED AND APPROVED ON SECOND READING this 12th day of May, 2025.

PASSED, APPROVED AND ADOPTED ON THIRD AND FINAL READING this 27th day of May, 2025.

  
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Kim Pexton, Mayor

Attest:

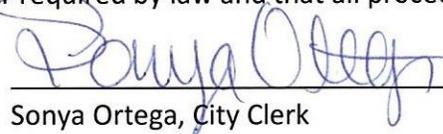
  
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Sonya Ortega, City Clerk

Published: June 4, 2025



**ATTESTATION**

I, Sonya Ortega, the Clerk of the City of Douglas, Wyoming, do hereby attest and state that the above ordinance was published/posted in the manner required by law and that all procedures required by Wyoming State law were complied with.

  
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Sonya Ortega, City Clerk