



**PALM BEACH COUNTY  
PLANNING, ZONING AND BUILDING DEPARTMENT  
ZONING DIVISION  
POLICY AND PROCEDURE**

**JON P. MACGILLIS, ASLA, ZONING DIRECTOR,**

**PPM #: ZO-O-066**

**Issued: 04/17/17  
Effective: 04/17/17**

- 
- SUBJECT:** Shipping Containers used for storage or repurposed as a building structure
- PURPOSE:** To address the use or repurposing of a shipping container and how and when the Palm Beach County (PBC) Unified Land Development Code (ULDC) Zoning Regulations apply.
- BACKGROUND:** Since 1997, Shipping Containers has been used for storage on bona fide agricultural uses. However, in recent years, there is a growing trend to repurpose one or more shipping containers and reclassify the structure for building purposes. The ULDC Art.4.B.6.C.1.h., only address shipping containers when used as an accessory structure for storage to the Agricultural use. However, until the proposed 2017 ULDC amendment is approved, this PPM will address how and when to apply zoning regulations to shipping containers that are being repurposed and reclassified as a different type of structure for purpose of obtaining a building permit.
- PROCEDURES: Applying Zoning Regulations:**
1. Shipping Container(s) may be used as an Accessory to a Bona Fide Agricultural Use and as a temporary Contractor Storage Container during construction:
    - a) **Accessory to Agricultural Use:** Refer to the ULDC, pursuant to Art., 4.B.6.C.1.h. which allows shipping container(s) to be used for temporary storage as an accessory to Agricultural Uses. The shipping container shall comply with Art.5, Accessory Structure ULDC requirements.
    - b) **Temporary Storage during Construction:** The ULDC does not address the use of shipping container(s) on construction sites as a temporary contractor storage in various zoning districts. However, the use of shipping container(s) as a

temporary contractor storage unit has been a long accepted practice in the county because of the "temporary" nature. Provided the shipping container is located on the site only during the construction phase, not located adjacent to property lines so as to cause a nuisance to adjacent property owners and does not interfere with the overall operation of the site which will then be regulated by the Building Division.

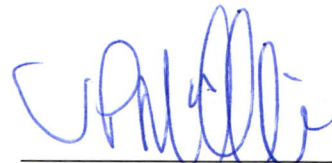
**2. Repurposed Shipping Container(s):**

A growing trend in Palm Beach County by property owners is to obtain shipping container(s) and converting them for permanent storage or a habitable structure. Once the owner applies for a building permit and requests to convert the structure the Zoning Division will no longer consider it a shipping container. The newly classified structure shall comply with all required Florida Building and Zoning Code requirements.

**ADDITIONAL REQUIREMENTS:**

**The following additional requirements shall be complied with by the property owner:**

- Identify the use of the structure, as outline in number 1 and 2 above.
- All necessary Building permits shall be obtained prior to placing the "shipping container" on the property.
- For repurposed containers all Zoning Regulations for the newly classified structures shall be met. This may require modifications to already approved Site Plans for the project, if applicable. In addition, all Florida Building Code requirements shall be met.



Director