



# **Community and Cultural Development Committee**

## **Portable Storage Containers in Residential Areas**

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# MZO - Definition of Portable Storage Containers

- A device in the shape of a rectangular solid; constructed of metal, consisting of four vertical walls, a floor and a ceiling in which at least one vertical end is designed as door (typically either as a side-hinged door, or as an overhead bay door).
- The dimensions of a PSC shall not exceed 8 feet, 6-inches in height and 8 feet in width.
- Lengths may vary in increments of 10-feet (10-feet, 20-feet...) but may not exceed nominal 40-feet in length.
- PSCs include devices initially designed to facilitate the shipping of containerized cargo and constructed entirely of steel in a manner consistent with ISO 6346, and are being reused to facilitate secure storage, and/or temporary offices or studios, but not habitable space as defined in the Mesa Building Code.

**PSCs are temporary structures – no foundation**

**PSCs are NOT storage sheds available for sale at most hardware stores**

# Examples of PSCs Not Permitted by MZO



## Today - Where Are PSCs Permitted?

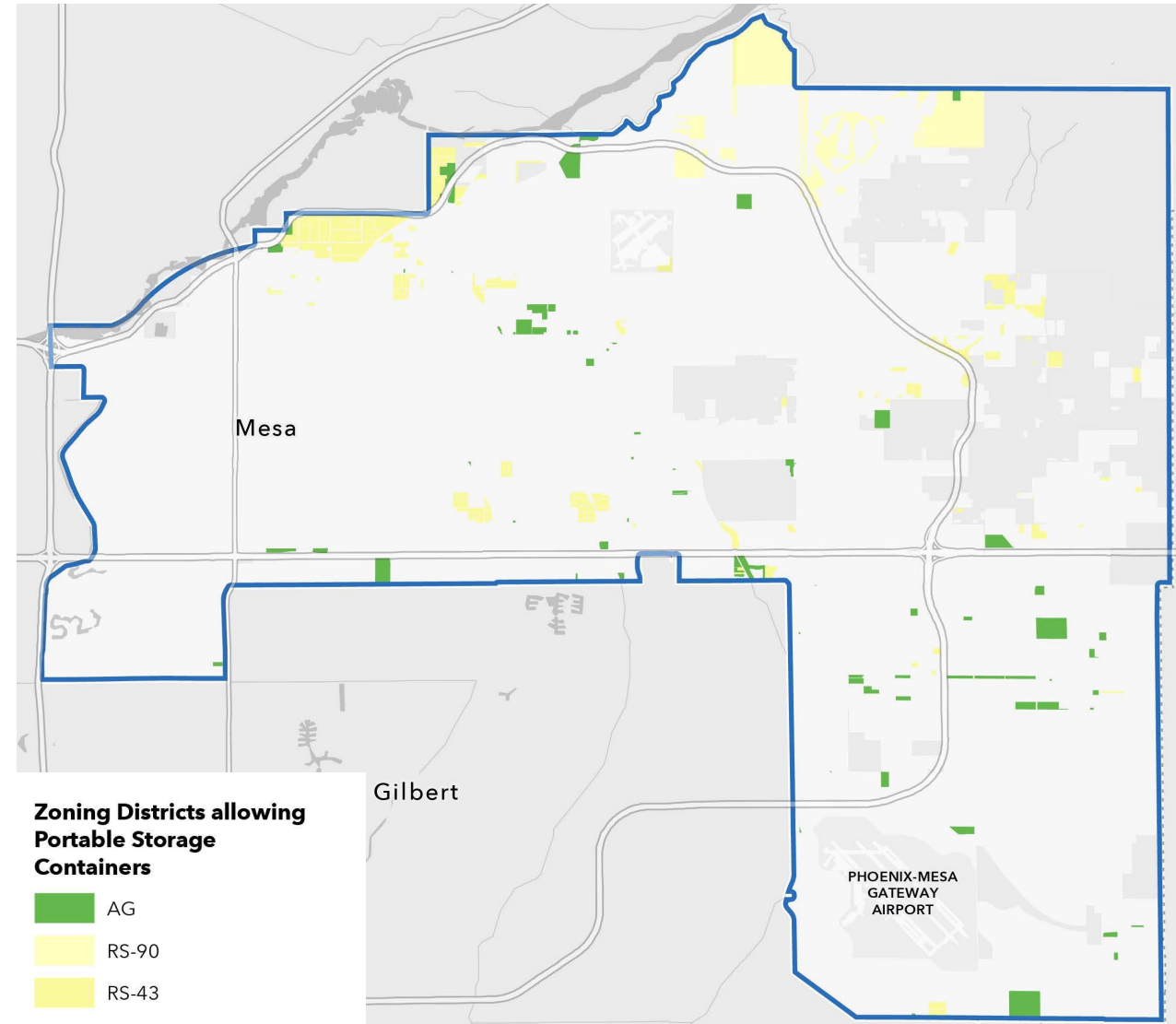
Zoning District	Permitted
AG	P
RS-90	P
RS-43	P
Other RS, RSL and RM	Temporary Only
DB-2	SUP
Commercial (NC, LC, GC, OC and MX)	Temporary Only (SUP)
Industrial (PEP, LI, GI, HI)	P or SUP



# Allowed for Permanent Use - Residential Districts

## Currently allowed for permanent use:

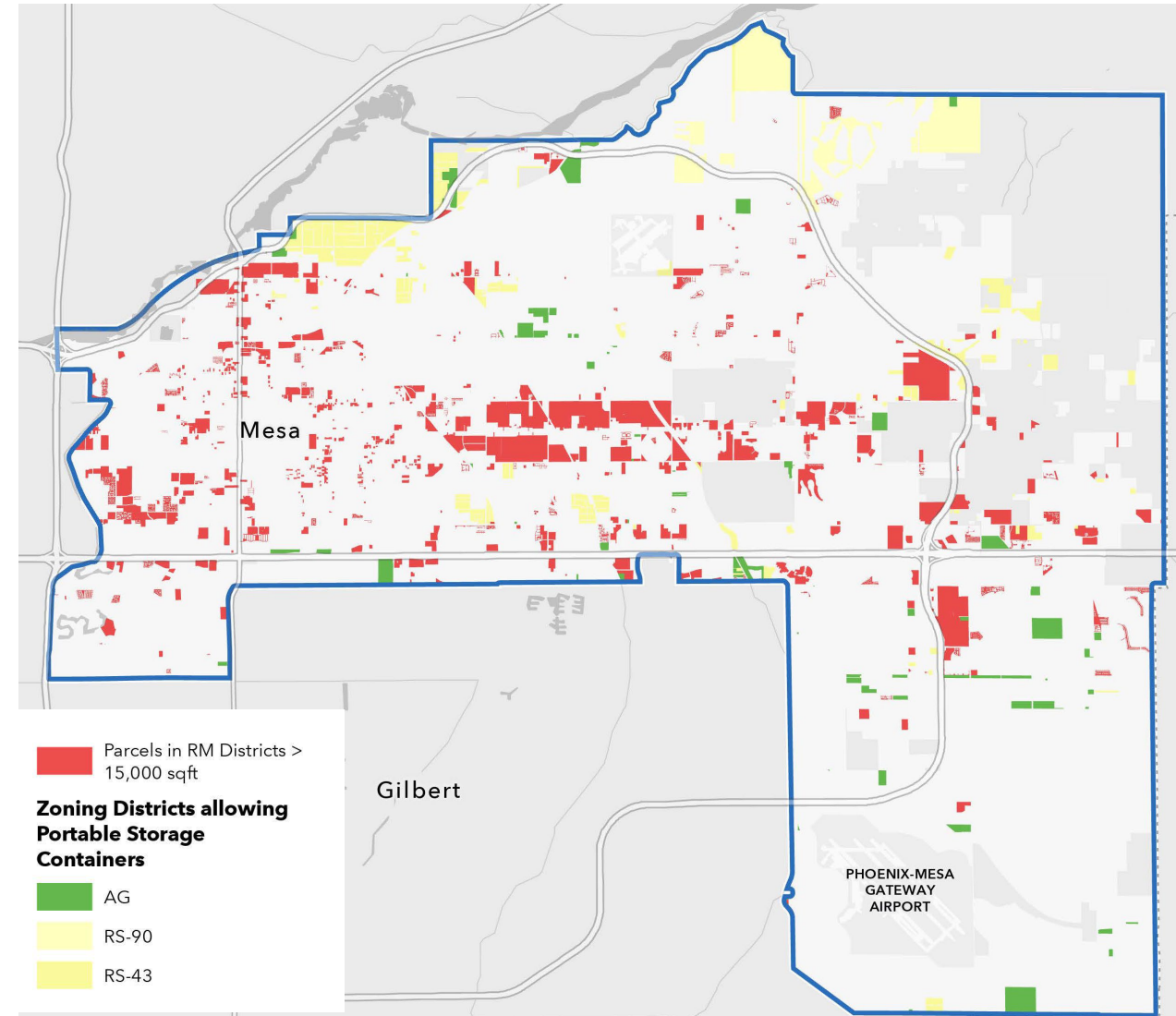
- AG (164 Parcels)
- RS-90 (141 Parcels)
- RS-43 (1,350 Parcels)
- **TOTAL – 1,655 Parcels**



Expand for Permanent Use -  
Multi-family Lots >15,000 SF

**Consider allowing on MF lots  
>15,000 SF:**

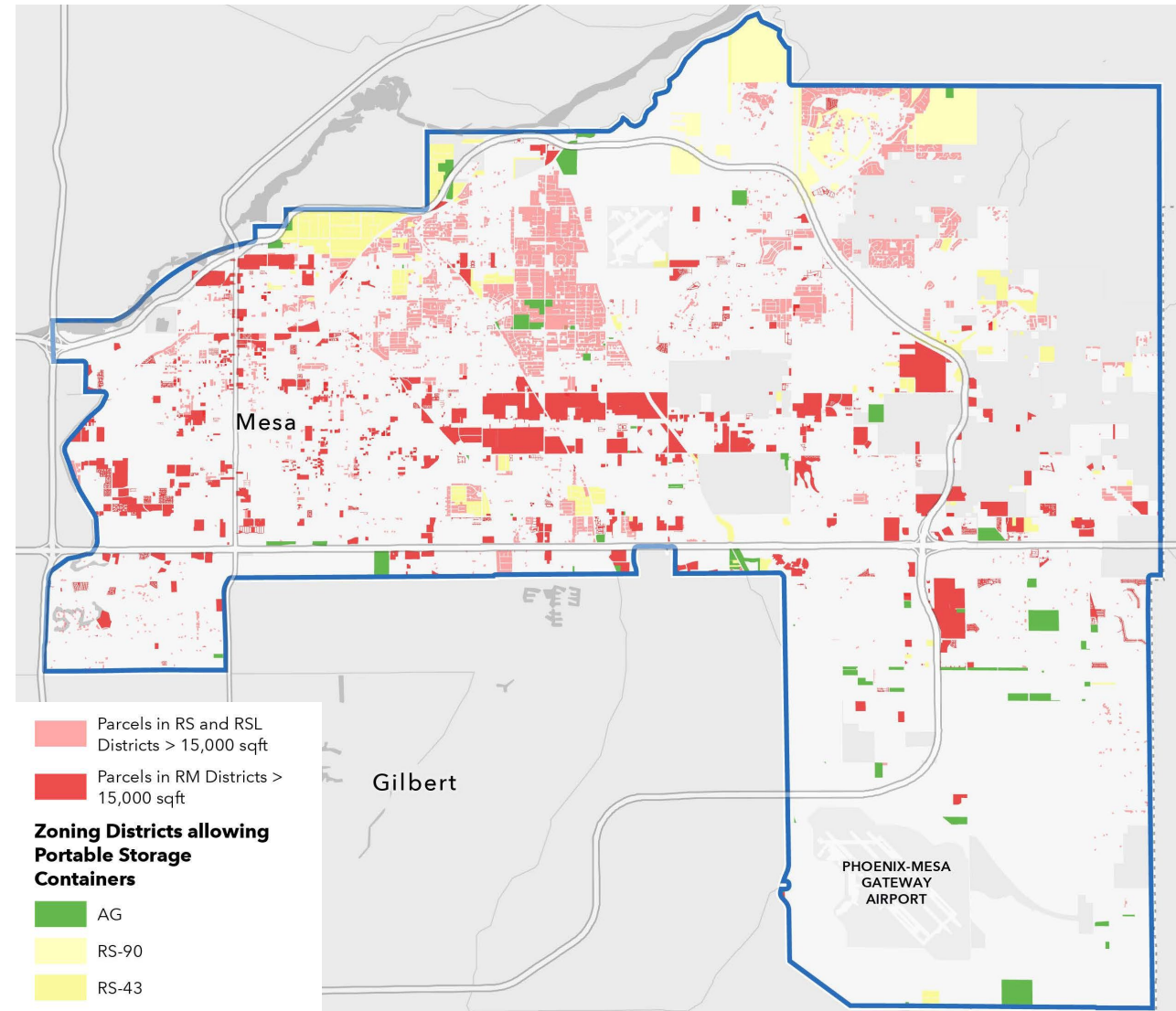
- AG (164 Parcels)
- RS-90 (141 Parcels)
- RS-43 (1,350 Parcels)
- **RM Districts (1,281 Parcels)**
- TOTAL – 2,936 Parcels



Expand for Permanent Use - All Residential Lots >15,000 SF

**Consider allowing on all residential lots >15,000 SF:**

- AG (164 Parcels)
- RS-90 (141 Parcels)
- RS-43 (1,350 Parcels)
- **All Residential Districts (8,730 Parcels)**
- TOTAL – 10,385 Parcels





# Potential Impacts

## Pros

- Durable
- Flexibility on what can be stored
- Recycled Container
- Secure

## Cons

- Potential Neighborhood Incompatibility
  - May be visible over a 6-ft wall - typically - 8 ft tall
  - Placement within setbacks – could be up to 40 ft wide
- Design/Aesthetics (façade, landscaping, screening)
- Proper cleaning and inspection
- Disposal at end of life (approx. 25 yrs)



# PSC Complaints By Year

Complaint Year	# of Violations	No Violation	Inspections by Year
2025	10	30	40
2024	41	122	163
2023	43	140	183
2022	39	94	133
2021	31	114	145
2020	53	124	177
2019	23	157	180
2018	22	153	175
2017	10	90	100
Total	272	1,024	1,296

# Municipal Comparison

Municipality	PSCs Permitted in Residential Districts		Notes
	Permanent	Temporary	
Phoenix	N/A	N/A	Code is silent
Gilbert	No	Yes	<b>Temporary</b> – Maximum size: 160 square feet Max duration: 30 days in conjunction with building permit <b>Permanent</b> – Not permitted per code
Chandler	N/A	Yes	<b>Temporary</b> – Administrative Use Permit required. PSC must be used in conjunction with construction work <b>Permanent</b> – Code is silent
Scottsdale	N/A	N/A	Code is silent
Tempe	N/A	Yes	<b>Temporary</b> – Allowed in conjunction with a building permit for construction; must be removed within 24 months <b>Permanent</b> – Code is silent



# Questions?