

## **CONTAINER HOUSE DISCUSSION, P&Z Presentation to Kure Beach Town Council, 12/10/15**

### **Characteristics of Container House**

90 day construction time

Containers come in 160 sqft. and 320 sqft. sizes

Initial cost of container: \$1,500 to \$4,000

Finishing construction cost (varies, min \$10,000 for a 320 sq foot) – total cost, \$15,000-\$30,000 for a micro house; can get more expensive if stacked, etc. About 30% normal “stick house” construction costs

Based on research, about 70% have no siding or roof designs (container look obvious), 30% exterior more finished

### **Container House (Wilmington, NC – focus of recent WECT news report)**



**Carolina Beach (Swordfish and South Carolina Ave, near Kure Beach) – Current Construction**



**Container Houses (General Pictures)**





### Issues for Kure Beach

Based upon definitions in Kure Beach Code, Container Houses are currently allowed in any zoning that allows single or multi residential housing (P&Z legal opinion)  
Containers houses are becoming very popular due to “micro-house” craze and low cost

Under new State Law (SL 2015-86), as of 2 weeks ago Towns and Cities are now unable to regulate aesthetics of residential housing, may possibly be able to regulate certain building standard that aesthetic aspects (siding, roofs, etc.)

P&Z is split regarding container houses

- a. limit to just certain zoning areas, such as current zoning that allows mobile homes
- b. Allow in all residential zoning (with possible requirement of siding)

Easy to address issue (basically wording changes in definitions in Kure Beach code)

Need sense of where KB Council would like P&Z to go with this issue.