

CHAPTER 16.28

DEVELOPMENT STANDARDS FOR SECONDARY, ACCESSORY AND TEMPORARY STRUCTURES

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16.28.010 ACCESSORY AND SECONDARY STRUCTURE REGULATIONS.

- A. The regulations set forth in this chapter shall apply to all structures accessory or secondary to a permitted or conditional use on a lot in any zone. Except as specifically noted herein, the provisions of this section supplement and do not supersede other development standards set forth in this title.
- B. The provisions of this chapter shall not be deemed to waive or modify any requirement of this title for vision clearance areas, notwithstanding subsection (A) of this section.
- C. Accessory or secondary structures which are attached to a structure occupied by a primary use shall be considered as a portion of the primary structure and shall observe the same requirements as the primary structure. Accessory or secondary buildings shall be considered as being attached to a dwelling or mobile home on the same lot when located within five feet thereof, except for accessory structures in mobile home parks.

16.28.020 ACCESSORY AND SECONDARY STRUCTURE LOCATION AND ALLOWABLE COVERAGE.

- A. Structures accessory or secondary to a use allowed on property in a residential designation may be located in a required rear yard provided:
 - 1. The lot coverage by all accessory or secondary structures located in the required rear yard, except fences or retaining walls shall total no more than 25 percent of the required rear yard; and
 - 2. The accessory or secondary structure shall setback at least one foot from any alley, or roadway adjacent to the rear lot line.
- B. Structures accessory or secondary to a use allowed on property in a residential designation may be located in the non-required portion of the side or rear yard provided they meet the setbacks for the primary structure.
- C. Structures accessory or secondary to a use allowed on property in a commercial, industrial, or public designation, exclusive of fence and retaining walls, shall comply with required yards and setbacks for primary structures and shall be set back at least one foot from any alley or roadway. Accessory or secondary structures for a farm use in the UT zone shall not be located closer than 100 feet to a lot line adjacent to a residential zone.

16.28.030 ACCESSORY AND SECONDARY STRUCTURE HEIGHT. The following height limitations shall apply to accessory and secondary structures:

- A. Structures in residential zones or the UD and UT zones shall not project above the following height limits: nine feet at the lot line, increasing one foot for each one foot of distance from the lot line to a maximum height of 20 feet. Roof drainage shall be accommodated within the confines of the property.
- B. The maximum height of any structure in commercial, industrial and P zones shall be the height limits for structures accommodating primary uses in the applicable zone provided that where the side or rear lot line of a lot in these zones is adjacent to a lot in a residential zone the height limits in subsection (A) of this section shall apply to any structure within 20 feet of a residential, UD and UT zone.

16.28.100 LOCATION, HEIGHT AND DENSITY OF FENCES, WALLS AND HEDGES. The following provisions provide requirements and standards for the location, height and density of fences, walls and hedges in all zones for the purpose of providing light, air, privacy and safety:

- A. Swimming pools shall be entirely enclosed by fences or walls not less than four feet in height before water is run into the pool.
- B. Exclusive of vision clearance areas and special setback areas, in residential zones and the UT, and UD zones a fence or screen wall not more than eight feet high may be located within the buildable area of a lot and within any street, front, side or rear yard. When fences, screen walls or hedges are located within 10 feet of a property line abutting a street, that portion of the fence, wall or hedge above two feet in height must be less than 25 percent opaque when viewed from any angle at a point 25 feet from the fence, wall or hedge.
- C. Exclusive of vision clearance areas and special setback areas, a fence or wall not more than 12 feet in height may be located within the buildable area or the street, front, side or rear yard in any zone except as provided in subsection (B) of this section.

16.28.110 MEASUREMENT OF HEIGHT OF FENCES, WALLS AND HEDGES. All fences, walls and hedges along a street shall be measured from and along the sidewalk; or if no sidewalk exists, from and along the curb, or if no curb exists, from and along the finished shoulder grade of the street. All other fences, walls or hedges will be measured from and along the finished grade upon which the fence, wall or hedge is located.

16.28.120 USE OF HAZARDOUS MATERIALS. Fences and walls shall not be constructed of or contain any material which will do bodily harm, such as electric or barbed wire, broken glass, spikes, or any other hazardous or dangerous material, except as follows:

- A. Barbed wire or electrified fences enclosing livestock are permitted in any zone permitting farm use. Electrified fences shall be posted or flagged at not less than 25-foot intervals with clearly visible warnings of the hazard when adjacent to developed areas.
- B. Barbed wire is permitted more than eight feet above grade in commercial, industrial, P, UT and UTF zones provided that barbed wire shall not extend over a street, alley or roadway.

16.28.130 SIGHT-OBSCURING FENCES, WALLS AND HEDGES. Wherever a sight-obscuring fence, wall or hedge is required under the provisions of this zoning ordinance, it shall conform to the provisions of this section:

- A. Opacity. Fences and walls, to be "sight-obscuring", shall be at least 75 percent opaque when viewed from a 90-degree angle at a point 25 feet away from the fence or wall. Hedges shall be of an evergreen species which will meet and maintain year-round the same standard within three years after planting.

- B. Height. Except where otherwise limited, fences and walls shall be not less than six feet in height. Hedges shall be of a species capable of attaining a height of at least six feet within three years after planting. If at least 75 percent of the hedge plants do not achieve a six-foot height after three growing seasons any plants less than five feet high shall be replaced with plants six feet high.
- C. Maintenance. Fences and walls shall be structurally maintained in safe condition and be maintained opaque as required in subsection (A) of this section. Plants forming hedges shall be replaced within six months after dying with plants equal in height to healthy plants.