

17.32.010 Accessory dwelling units.

Any single-family dwelling or designated manufactured home may have one accessory dwelling unit (ADU) on a lot. The ADU may be in the primary residence or in an accessory structure. The total occupancy for an ADU may not exceed two people in a three hundred to four hundred square foot unit, no more than three people in a four hundred one to six hundred square foot unit, and no more than four people in unit six hundred one feet or larger.

(Ord. 709 § 1 (part), 2004)

17.32.020 Accessory structures.

A. Accessory structures in the R-1, R-2 and R-3 districts shall meet the following requirements:

1. The location of accessory structures are not allowed in the front yard or within five feet from the rear and side lot lines; provided, however, that accessory buildings may not locate closer than fifteen feet to a side lot line that abuts a street;

2. The maximum floor area of all accessory structures on a lot shall not exceed five hundred square feet or fifty percent of the dwelling, whichever is the greater;

3. Accessory structures shall not exceed twenty-two feet in height; and

4. The use of semi-truck trailers and freight containers as accessory structures is not allowed.

B. The use of semi-truck trailers and freight containers in the I district is prohibited for thirty days or more without a temporary use permit.

(Ord. 709 § 1 (part), 2004)

17.32.030 Home occupations.

All home occupations in the R-1, R-2 and R-3 districts shall meet the following standards:

A. The home occupation is an incidental and accessory use totally enclosed within a dwelling or accessory structure;

B. The area dedicated to the home occupation on a lot occupies equals no more than thirty-five percent of the total square footage of the dwelling;

C. The home occupation does not create traffic to and from the business that is disruptive to the residential area where it is located;

D. There is one off-street parking space in addition to the required parking for the dwelling;

E. No more than one non-resident person works within the dwelling unit;

F. The home occupation does not use equipment that exceeds the standards set in Section 17.28.020(A) of this code; and

G. There is only one unlighted sign no greater than six square feet in surface area advertising the business on the lot.

(Ord. 709 § 1 (part), 2004)

17.32.040 Use and/or storage of hazardous substances.

The use and/or storage of hazardous substances, as defined in Chapter 70.105, Revised Code of Washington, shall be permitted only in the C-1, C-2, and I zoning districts. All hazardous substances shall be stored and/or transported in approved containers that prevent any leakage to the air, earth, and/or surface or groundwater.

(Ord. 709 § 1 (part), 2004)

17.32.050 Storage of vehicles and other materials.

A. Unless parked within the confines of a legal wrecking yard or on the premises of a legally established vehicle repair business, abandoned, inoperable, or partially dismantled vehicles shall not be parked outdoors in the C-1, C-2 and I land use districts.

B. Used building materials, equipment, and appliances, and similar items shall not be stored within the required front or side yard for more than thirty days in any twelve-month period unless located within a district which specifically permits outdoor sales or storage or unless access to a rear yard is precluded by location, topography, or absence of a rear alley.

(Ord. 709 § 1 (part), 2004)

17.32.060 Obstruction of clear vision triangle.

Within the R-1, R-2 and R-3 districts, sight obscuring fences, walls, and shrubbery shall not exceed three feet high in the clear vision triangle. Posts or columns shall not be larger than twenty-four inches in

width when measured three feet or more above the established street grade. Tree branches shall be removed up to eight feet above the established grade of either street.

(Ord. 709 § 1 (part), 2004)

17.32.070 Manufactured home park design requirements.

- A. Manufactured home parks in the R-3 zoning district shall meet the following requirements:
 - 1. They are no less than one acre in size;
 - 2. Each manufactured home space shall contain a minimum of two thousand five hundred square feet per unit;
 - 3. Only one manufactured home is allowed per space;
 - 4. Unless a firewall is provided, no manufactured home or accessory building or structure shall be closer than ten feet from any other manufactured home;
 - 5. The installation of all manufactured homes comply with Title 15 of this code;
 - 6. Each space shall have a permanent connection to sewer, water, and electrical utilities;
 - 7. The overall park design conforms to Chapter 15.24 of this code; and
 - 8. The park has an approved binding site plan obtained as part of the conditional use permit.
- B. No manufactured home park shall accept recreational vehicles for either temporary or permanent residency.

(Ord. 709 § 1 (part), 2004)