

Chapter 17.21

GENERAL STANDARDS

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17.21.010 Area requirements.

A. No lot or parcel shall be reduced in area to be less in any dimension or size than is required by the provisions applicable to the land use district in which said lot is located.

B. No portion of any lot or parcel of land, which is part of the required area for an existing building, shall be used as a part of the required area of any other lot or parcel for any other building. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.020 Buildings under construction.

Any building for which a permit has been issued prior to the effective date of the ordinance codified in this title, and which is in conflict with said ordinance, and of which substantial work has been performed, may continue construction until completion, according to the plans and specifications on which the permit was issued. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.030 Disposal of hazardous materials and/or substances.

Improper disposal of toxic and/or polluting, hazardous materials and/or substances shall be unlawful in all districts. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.040 Fences, hedges and walls.

A. Fences, hedges, and walls not over six feet in height may be erected on lot lines, except in required front yard areas. Fences, hedges, and walls not over three feet in height may be built anywhere on the lot.

B. There shall be no fences, hedges, walls, shrubbery or other obstruction to vision more than three feet higher than curb level within twenty feet of the intersection of any two streets on any corner lot. (Ord. 617 § 1.1 Exh. A (part), 1996)

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17.21.050 Glare, noise, smoke, odor and gas.

A. Except during construction, glare from arc welding, acetylene torch cutting or similar activities shall not be seen from any point outside the property on which the work is being performed.

B. Noise shall be so muffled so as not to become objectionable due to volume, intermittence, beat, frequency or shrilling.

C. Smoke shall be controlled so as to provide proper safeguards for the public health, safety or general welfare in whatever manner as further provided by other ordinances.

D. The emission of obnoxious odors of any kind shall not be permitted.

E. No gas that may be harmful to the public health, safety or general welfare shall be emitted. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.060 Height restrictions.

A. No principal building or structure shall exceed thirty-five feet in height except with the issuance of a special use permit.

B. The requirements of this chapter shall not apply to:

1. Belfries, chimneys, church spires and the like except where they are hazards or violate the provisions of other chapters;

2. Parapet walls may extend four feet or less above the limiting height of the building on which they rest.

C. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and/or towers, church steeples, flagpoles, chimneys, or similar structures may exceed the height limit when approved by the planning commission.

D. No roof structure, or any space above the height limit shall be allowed for the purpose of providing additional living or floor space. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.070 On-premise lighting.

Any lighting facilities shall be so installed as to reflect away from adjoining properties. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.080 Sewer Restricted Area.

A. Whenever the city council or city staff determines that sewer capacity is not sufficient to provide sewer service to undeveloped property in an area already served by a sewer main, the area shall be designated "sewer restricted".

B. City zoning and other maps shall thereupon be marked with the new designation.

C. No building permit shall be issued for construction in any sewer restricted area until the building inspector has determined that adequate, unallocated sewer capacity exists to provide service for the proposed use, or that the applicant holds sufficient sewer allocation to handle the proposed use.

D. The sewer restricted area is intended as an informational overlay zoning designation for the purpose of alerting all persons of the fact of limited sewer capacity for specific land. The underlying zoning is not affected in any way by the sewer restricted overlay, except that the

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property may not be able to be used for any use requiring sewer until adequate sewer capacity is provided. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.090 Yard requirements.

A. No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

B. Where yards are required by this title, they shall be open and unobstructed from the ground to the sky, except as otherwise herein provided.

C. On through lots, either end lot line may be considered the front line, in which case the minimum rear yard shall not be less than the required front yard of the land use district in which such lot is located.

D. Exceptions--permitted projections into required yards:

1. Cornices, eaves, roof overhangs, trellises, beams, joists and other similar roof projections may extend or project into required yards according to the following chart:

Type of Yard	Projection Allowed
Front or rear	Maximum of five feet
Side yard	Maximum of two feet

2. Outside stairs, porches, platforms, balconies, or landing places, if unroofed and unenclosed, may extend into a required front yard for a distance of not more than two feet;

3. Outside stairs, porches, platforms, balconies, or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not more than three feet.

E. Outside stairs, porches, platforms, balconies, or landing places, if unroofed and unenclosed, may extend into a rear yard a distance of not more than five feet. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.100 Site plan review provisions.

See Chapter 17.24. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.110 Access, parking and loading area requirements.

See Chapter 17.25. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.21.120 Signs.

See Chapter 17.27. (Ord. 617 § 1.1 Exh. A (part), 1996)