

Chapter 17.30

RESIDENTIAL DISTRICTS GENERALLY

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17.30.010 Accessory buildings.

A. A detached accessory building may be built not closer than five feet from the rear and side property lines or closer than is provided in the land use/zoning ordinance to main buildings on the same or adjacent lots.

B. No detached accessory building may occupy the front of any lot.

C. Except as otherwise allowed by this chapter, no manufactured home, mobile home, trailer, recreational vehicle or bus shall be converted to or used as a storage building, accessory building or for any other nonresidential use. (Ord. 630 § 1.1, 1997; Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.020 Height restrictions.

A. No accessory building shall exceed the height of the main building on the property.

B. See Section 17.21.060 , Height restrictions. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.030 Area requirements.

See Section 17.21.010, Area requirements. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.040 Yard requirements-Generally.

See Section 17.21.090 , Yard requirements. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.050 Exceptions to lot size requirements.

A. At the time of passage of the ordinance codified title, if a contiguous property under a single ownership has an area or dimension which does not meet the lot size requirements of the district in which the property is located, the property may be occupied by a use permitted in the district, subject to the other requirements of the district.

B. If there is an area deficiency, residential use shall be limited to a single-family dwelling, or to the number of dwelling units consistent with the density requirements of the district.

C. The record of ownership as recorded in the office of the county recorder at the time of passage of this title shall be the basis for application of this exception, unless the owner submits proof that a different ownership existed at the time the provisions of this Ordinance became applicable to the land concerned. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.060 Off-street parking.

See Section 17.25.080, residential uses. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.070 Parking variance.

Nothing contained in this chapter shall prohibit the granting of an appropriate variance in accordance with law. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.080 Home Occupations.

Home occupations shall be allowed in all residential zones subject to the requirements of Chapter 17.112. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.090 Landscaping.

Any new residential development should consider the following principals and practices be followed:

- A. Applicable provisions of Chapter 12.24, Trees and Shrubs;
- B. Practical turf areas;
- C. The grouping of plants with similar water requirements;
- D. An irrigation system designed to meet plan needs;
- E. The use of mulches and other ground covers. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.100 Signs.

A. See Chapter 17.27, Signs.

B. One sign, not illuminated to advertise the sale of property on which it is displayed, and not exceeding thirty-two square feet in size, shall be permitted in any residential zone. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.110 Temporary buildings and structures.

A. A temporary building or structure may be constructed or placed and occupied pending the construction of a main building. No permit shall be issued for a temporary structure unless a permit is also issued at the same time for the permanent building. All necessary permits must be obtained prior to the beginning of construction.

1. A temporary building may not exceed fifteen feet in height, nor be larger than four hundred square feet in floor area.

2. A temporary building may not be located closer than twenty feet to the foundation of the final permanent structure and must be at least seventy-five feet from the front lot line, and must meet all other setback requirements of the particular zoning district.

B. If it is proposed to convert a temporary building or structure to a permitted accessory building upon completion of the final structure, such conversion must occur not later than two weeks after the issuance of a certificate of occupancy for the main structure. C. A temporary real estate office for the purpose of selling lots in a subdivision and not for the conduct of a general real estate business is allowed within an approved subdivision.

D. A temporary construction office for the purpose of locating persons, papers, plans and the like relating to the active construction of a subdivision and homes therein is allowed within an approved subdivision.

E. A temporary on-site dwelling for the purpose of locating a watchman during active construction of a subdivision and homes therein is allowed within an approved subdivision.

F. No temporary building or structure may be occupied or used for more than one year unless approval is obtained from the city to allow a longer time period of occupancy or use. (Ord. 630 § 1.2, 1997; Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.120 Guest buildings-Side yards.

No reduction of the width of side yards shall be allowed on lots or parcels of land on which guest buildings are located, regardless of any other provision of this title. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.130 Domestic animals and pets.

Nothing in this title shall prohibit the keeping of domestic animals and pets in any land use district if such is not in violation of any other ordinance of the city. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.30.140 Bush, tree, berry and truck crops.

Nothing contained in this title shall be construed to prevent the raising of any bush, tree, berry or truck crop and the sale of such crops from the premises in residential districts if no permanent store or stand is constructed for the sale or display of such merchandise. (Ord. 617 § 1.1 Exh. A (part), 1996)