

Decks and Balconies

Uncovered decks under thirty (30) inches in height are permitted anywhere on a parcel, without respect to required setbacks. Any deck or balcony which is thirty (30) inches or taller in height, as measured from the pad grade of the parcel at the foundation of the house and maintaining a level plane to the highest point of the deck sheathing, shall maintain a minimum side yard setback of two (2) times the required interior side yard setback for the primary structure, a rear yard setback of one-half (½) the required rear yard setback for the primary structure, a ten (10) foot front yard setback, and shall be located consistent with the residential clear vision triangle requirements of Section 19.10.030 (B).

Unenclosed Structures

Includes shade structures, carports, boat and RV covers, patio covers and gazebos. Such structures are not subject to site coverage requirements but are subject to the following requirements:

1. The structure shall not enclose any area equal to or greater than twenty percent (20%) on any side not attached to the residence;
2. The structure shall not be constructed of materials which would create a year round livable area;

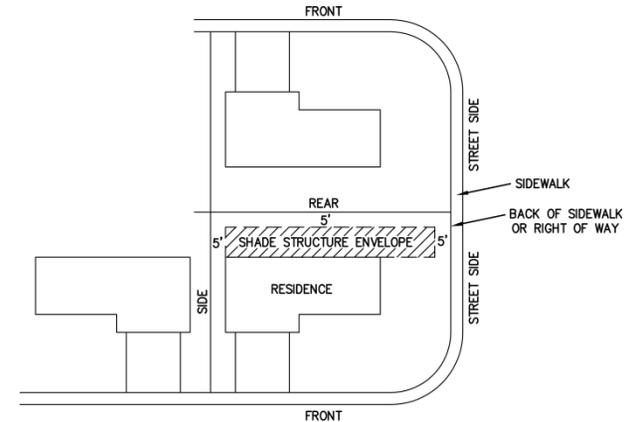
Less than seven (7) feet in height

1. Interior Lot: Unenclosed structures less than seven (7) feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback.
2. Corner Lot: On the street side of a corner lot, the structure shall maintain a five (5) foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right of way;
3. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a ten (10) foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right of way.

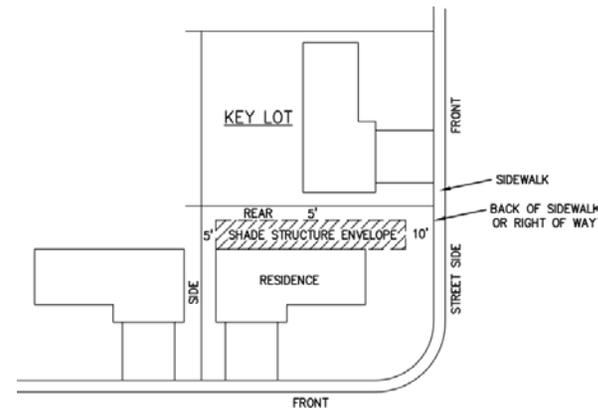
Greater than seven (7) feet in height

1. The structure shall maintain the required front yard setback and a five (5) foot rear and side yard setback;
2. The structure shall not exceed fifteen (15) feet in height and one (1) story. For each foot in height above ten (10) feet the required setback, except the front yard setback, shall be increased by one (1) foot.

3. On the street side of a corner lot, the structure shall maintain a five (5) foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right of way;
4. On the street side of a corner lot located adjacent to a key lot, the structure shall maintain a ten (10) foot setback as measured from the back of the sidewalk or, in the absence of a sidewalk, the right of way.



SHADE STRUCTURE ENVELOPE - STANDARD
NO SCALE



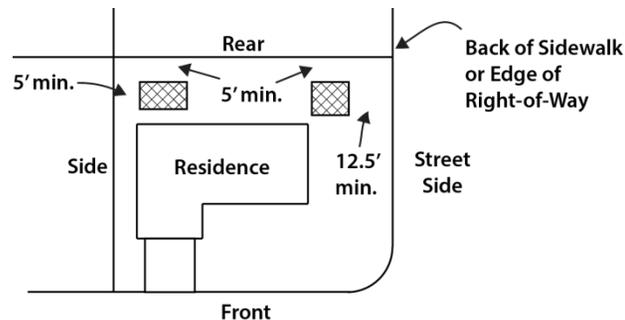
SHADE STRUCTURE ENVELOPE - KEY LOT
NO SCALE

Please refer to Zoning Ordinance Section 19.22.030 for additional details

Enclosed structures less than 120 square feet

Less than seven (7) feet in height

1. **Interior Lot:** Detached buildings or structures less than or equal to 120 square feet in floor area and less than seven (7) feet in height may be located anywhere within a parcel, but shall maintain the required front yard setback.
2. **Corner Lot:** On the street side of a corner lot the building or structure shall be setback to maintain a five (5) foot setback from the back of the sidewalk, or in the absence of a sidewalk, five (5) feet from the back of the right of way.
3. **Corner Lot Adjacent to a Key Lot:** On the street side of a corner lot adjacent to a key lot, the building or structure shall be setback to maintain a ten (10) foot setback from the back of sidewalk, or in the absence of a sidewalk, ten (10) feet from the back of the right of way.



Enclosed Structure Greater Than 7 Feet in Height
No Scale

Greater than seven (7) feet in height

1. The maximum height is fifteen (15) feet and one (1) story;
2. Five (5) feet from the rear and side property lines;
3. Twelve and one half (12.5) feet from the back of sidewalk or edge of right-of-way on corner lots; and,
4. For each foot in height above ten (10) feet, the required setback, except for the front yard setback, shall be increased by one (1) foot.

Please refer to Zoning Ordinance Section 19.22.030 for additional details

Enclosed structure(s) greater than 120 square feet

Enclosed structures located on the same lot that individually or cumulatively are equal to or greater than 120 square feet in floor area are subject to the following requirements:

1. If the building or structure is located within a required rear yard, the total size of the building or buildings, cumulatively, shall be less than fifty (50) percent of the required rear yard area.
2. The required front yard of the applicable residential zone district shall be maintained.
3. A maximum of 700 square feet of detached building(s) or structure(s) is permitted on the same lot. Additional square footage of detached accessory building(s) or structure(s), in excess of 700 square feet, may be permitted upon approval of an Administrative Permit.
4. A minimum six (6) foot separation shall be maintained from any other building or structure located on the same lot.
5. An extension of the main building or accessory building roof (e.g. a breezeway) may connect the accessory building to the primary building, but it shall not be considered part of (attached to) the main (primary) building. The breezeway and accessory building must maintain required side yard setbacks, as specified below in (5)(b). In addition, any accessory structure located less than six (6) feet from a primary building shall be considered attached to (and part of) the primary building for purposes of this Article.
6. Additions to primary structures that exceed 700 square feet in area may be permitted upon approval of an Administrative Permit, which may include a public hearing as provided in Sections 19.74.010 and 19.78.020.

Buildings greater than seven (7) feet in height:

1. The maximum height is fifteen (15) feet and one (1) story;
2. Five (5) feet from the rear and side property lines;
3. Twelve and one half (12.5) feet from the back of sidewalk or edge of right-of-way on corner lots; and
4. For each foot in height above ten (10) feet, the required setback, except for the front yard setback, shall be increased by one (1) foot.

Buildings less than or equal to seven (7) feet in height:

1. Five (5) feet from the back of sidewalk or right-of-way whichever is greater, on the street side for corner lots;
2. Ten (10) feet from the back of sidewalk or right-of-way whichever is greater when adjacent to a key lot; and
3. No setback is required adjacent to the rear or interior side property lines.