

## **14.000 Miscellaneous Regulations**

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14.010 Visibility at intersections in residential zones.

Fences, walls or hedges up to a maximum height of six feet may be installed except in the following instances in which they may only be four feet or made of a wire mesh:

A. Within front and street side yard setback.

B. Within a twenty-foot vision clearance triangle formed by the intersection of two street rights-of-way;

C. Within a ten foot vision clearance triangle formed by the intersection of an alley and street right-of way.

14.020 Habitation in recreation vehicles.

No recreation vehicle shall be used as a place of habitation for a period exceeding fourteen continuous days, nor shall such vehicle be used as a place of habitation for more than twenty days in any one month.

14.030 Multiple principal structures.

More than one structure housing a permitted principal use may be erected on a single lot, provided that yard and other requirements shall be met for each structure as though it were on an individual lot.

14.040 Street access required.

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street.

14.050 Siting Criteria- Hazardous waste facilities.

On site and off-site hazardous waste treatment and storage facilities must meet the state siting criteria adopted pursuant to RCW Chapter 70.105.

14.060 Siting Criteria- Facilities of statewide significance.

Facilities of statewide significance shall provide a landscaped buffer from adjacent incompatible land use as per the performance standards of this ordinance. The planning committee may recommend the City attach additional conditions and buffering to ensure compatibility based upon similar uses as determined by the planning committee. Such buffering and conditions shall not preclude the facility.

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15.010 Definition of words and phrases.

For the purpose of this ordinance certain terms and words are defined in this section. When not inconsistent with the context, words used in the present tense include the future; the singular tense includes the plural, and the plural the singular; the word "shall" is always mandatory and the word "may" denotes a use of discretion in making a decision; the word "used", unless the context otherwise requires, shall be considered as though followed by the words, " or occupied, " " or intended," " or arranged," and " or designed to be used."

15.015 City.

"City" means the City of Vader and its personnel designated to administer this Title

15.020 City officials.

"Committee" means the City of Vader Planning Committee.

15.030 Agriculture.

"Agriculture" means the tilling of the soil, the raising of crops, horticulture, floriculture, small livestock farming, dairying, and animal husbandry, including all uses customarily incidental thereto, but not including hog farm, slaughterhouse, fertilizer works, bone yard, plant for the reduction of animal matter, or any other secondary processing of agricultural products.

15.040 Alley.

"Alley" means a passage or way, open to public travel and dedicated to public use, affording generally a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

15.050 Building.

"Building" means any structure having a roof supported by columns or by walls, and intended for the shelter, housing, or enclosure of people, animals, or chattels.

15.060 Building, accessory.

"Accessory building" means a detached subordinate building, the use of which is incidental to that of a main building on the same lots, and which does not change or alter the character of the premises.

15.070 Building, height

"Building height" means the vertical distance from average contact ground level, after grading, at the front wall of the building to the highest point of the building: provided, however, the height of a building on a sloping lot with a daylight basement shall be calculated in accordance with section 9.060.

15.080 Building, main.

"Main building" means a building in which is conducted the principal use of the lot on which it is situated. In any residential district, a dwelling shall be deemed to be the main building on the lot on which it is situated.

15.090 Carport.

"Carport" means a covered space for the housing of one or more motor vehicles and enclosed on no more than two sides by walls, screens, cabinets, or other types of enclosures.

15.100 Child day care center.

"Child day care center" means a facility providing regularly scheduled care for a group of thirteen or more children, within a one-month of age through twelve years of age range exclusively, for periods less than twenty-four hours, as licensed and regulated by the Department of Social and Health Services under WAG 388-155.

15.110 Clinic.

"Clinic" means a building or portion of a building containing offices for providing medical, dental, psychiatric, or chiropractic service for outpatients only.

15.115 Critical area.

"Critical area" means an area identified by the City as necessary for environmental protection, as defined in section 6.040 of this Title.

15.120 Dwelling, multiple family.

"Multiple family dwelling" or "multifamily dwelling" means a detached building designed for or containing three or more independent dwelling units.

15.130 Dwelling, single family.

"Single family dwelling" means a detached building designed for or containing one dwelling unit. For purposes of planning and zoning, manufactured homes are considered single family dwellings.

15.140 Dwelling, two family.

"Two family dwelling" means a detached building designed for or containing two independent dwelling units.

15.150 Dwelling unit.

"Dwelling unit" means a building, or portion of a building, which provides complete house keeping facilities for one family.

15.160 Family.

"Family" means one or more persons living as a single nonprofit housekeeping unit.

15.170 Family child care home.

"Family child care home" means a facility in the family residence of the licensee providing regularly scheduled care for twelve or fewer children including the children who reside at the home, within a birth through eleven-years-of-age range exclusively for periods less than twenty-four hours, as licensed and regulated by the Department of Social and Health Services under WAC 388-155.

15.180 Gross floor area.

"Gross floor area" means the sum of the areas of all floors included within the surrounding walls of a building or portion thereof, exclusive of vents, shafts, and courts.

15.190 Hazardous waste.

"Hazardous waste" means and includes all dangerous and extremely hazardous waste as defined in RCW chapter 70.105.

15.200 Hazardous waste treatment and storage facility.

"Hazardous waste treatment and storage facility" means a location at which hazardous waste is treated an/or stored.

15.210 Home occupation.

"Home occupation" means any use customarily conducted in a home environment and entirely within a dwelling units, which use is clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and does not change the character thereof.

15.215 Identified critical area.

"Identified critical area" means a critical area defined by this section and/or identified on maps adopted by the City as part of the Comprehensive Plan or otherwise by resolution and kept file with the City Clerk.

15.220 Junk yard.

"Junk yard" means the use of a lot, or a portion of any lot, for the storage, keeping, or abandonment of junk, including scrap metals or other scrap material, or the use of any area for the dismantling, demolition, or abandonment of automobiles or other vehicles or machinery or parts thereof, This definition shall not be deemed to include uses conducted entirely with an enclosed building or the outdoor display and sale of used automobiles in operable condition.

15.230 Lot.

"Lot" means one or more parcels of land occupied or to be occupied by a use or building or group of buildings and accessory buildings, together with such open spaces as are required under the provisions of this ordinance and having not less than the minimum area required by this ordinance in the district in which such land is situated. "Lot" as defined herein is not necessarily the same as a platted lot.

15.240 Lot, corner

"Corner lot" means a lot bounded on two sides by intersecting street lines, provided that the interior angle of intersection or interception of said street lines does not exceed one hundred thirty-five degrees.

15.250 Lot Depth.

"Lot depth" means the horizontal distance between the midpoints of the front lot line and the rear lot line. For lots with front lot lines containing curves or angles, the measurements shall be taken from a line parallel to and midway between a base line joining the front corners of the lot and a line drawn parallel to said base line tangent to the curve.

15.260 Lot, interior.

"Interior lot" means a lot other than a corner lot.

15.270 Lot line, front.

In the case of an interior lot, "front lot Line" means the line separating the lot from the street right-of-way; in the case of a corner lot, "front lot line" means the line separating the narrowest street frontage of the lot from the street right-of-way, or, where a corner lot has two or more street frontages of equal length or nearly equal length, the front lot line shall be considered to be the line adjoining the street which is intended or likely to carry the heaviest traffic flow.

15.280 Lot line rear.

"Rear lot line" means the lot boundary line, which is generally opposite the front lot line. If the lot comes to a point at the rear, that point shall be deemed to be the rear lot line. In the case of a through lot, there will not be a rear lot line.

15.290 Lot line, side.

"Side lot line" means any lot boundary line which is not a front line or a rear lot line.

15.300 Lot through.

"Through Lot" means a lot, other than a corner lot, having frontage on more than one street.

15.310 Lot width.

"Lot width" means the distance between side lot lines measured at a point twenty-five feet from the front lot line on each side lot line.

15.315 Manufactured home.

"Manufactured home" means a designated manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, which: (a) Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long; (b) Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than nominal 3:12 pitch; and has exterior siding similar in appearance to siding materials commonly used on conventional site-built uniform building code single-family residences.

15.318 Mitigation.

"Mitigation" means, in the following sequential order of preference:

- A. Avoiding the impact altogether by not taking a certain action or parts of an action;
- B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;
- C. Rectifying the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by repairing, rehabilitating, or restoring the affected environment to the conditions existing at the time of the initiation of the project;
- D. Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;
- E. Reducing or eliminating the impact or hazard over time by preservation and maintenance operations during the life of the action;
- F. Compensating for the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and
- G. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

15.320 Mobile home and relocatable housing.

"Mobile home" and "re-locatable housing" means a detached single-family dwelling unit:

- A. Designed for long-term occupancy, containing complete sleeping accommodations and toilet facilities, with plumbing and electrical connections provided;
- B. Designed to be transported after fabrication on its own wheels, or on a flat bed or other trailer, or on detachable wheels;
- C. Build to arrive at the site where it is to be occupied as a dwelling unit complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location of foundation supports and integration into a prepared structure.

15.330 Off-site hazardous waster treatment or storage facility.

"Off-site hazardous waster treatment or storage facility" means facilities that treat and store hazardous waste from generators on properties other than that on which the facility is located.

15.340 On-site hazardous waster treatment or storage facility.

"On-site hazardous waster treatment or storage facility" means a facility that stores or treats hazardous wastes generated on the same, geographically contiguous or bordering properties.

15.350 Outdoor advertising sign.

"Outdoor advertising sign" means an lettered, figured, or pictorial matter or other sign of any kind or character whatsoever, made visible for outdoor advertising purposes.

15.360 Parking Space, off-street.

"Off-street parking space" means space within a public or private parking area, or within a building used for the parking or storage of motor vehicles.

15.365 Qualified wetland biologist, professional biologist, or habitat specialist.

"Qualified wetland biologist, professional biologist, or habitat specialist" means a person with education and expertise in wetland, habitat, or wildlife biology with experience in performing wetland delineations using federal or state standards, analyzing habitat functions and values, or creating management recommendations for species or habitats.

15.370 Sign.

"Sign" means any structure, or device, or portion thereof, identifying the premises, the occupant of said premises, or relating to goods or services manufactured produced, or available on said premises.

15.375 Special needs housing.

"Special needs housing " includes group homes, adult care facilities, as well as, but not limited to, housing for those with developmental and other types of disabilities.

15.380 State siting criteria.

"State siting criteria "means the criteria developed by the Washington State Department of Ecology under the authority of RCW 70.105.210 for the siting of hazardous waste management facilities.

15.390 Storage.

"Storage" means the holding of hazardous waster for a temporary period, accumulation of hazardous waste by an on-site generator is not storage as long as the generator complies with the applicable requirements of WAG 173.200 and 173.201.

15.400 Street.

"Street" means a public right-of-way- which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley.

15.410 Street line.

"Street Line" means the boundary line separating a lot from a street.

15.420 Structure.

"Structure" means anything constructed or erected with requires location on the ground or attachment to something having location on the ground.

15.430 Trailer.

"Trailer" means any structure or vehicle used or designated to be used for permanent occupancy for living or sleeping purposes and placed on or so constructed as to be capable of being placed on wheels or other running gear so that it may be readily moved from place to place, and included" hose trailer," "trailer coach," "recreational vehicle" and similar terms. This definition does not include mobile homes as hereinafter defined.

15.440 Trailer park.

"Trailer park" means an area of land used or designed to be used for the occupancy of trailers, in conformance with section 7.050 of this ordinance.

15.450 Treatment.

"Treatment" means the physical, chemical or biological processing of hazardous waster to make such waste non-dangerous or less dangerous, safer for transport amenable for energy or material resource recovery, amenable for storage, or reduced in volume, A hazardous waste treatment facility requires a state dangerous waste permit under the provisions of chapter 173.303 Washington Administrative Code.

15.460 Variance.

"Variance" means a modification of the regulation of the ordinance after finding that the literal application of the provisions of this ordinance would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific building, structure, or parcel of land.

15.470 Yard, Front.

"Front yard" means a yard extending the full width of a lot, and measured as to depth at the least horizontal distance between the front lot line and the exterior wall of building on the lot.

15.480 Yard, rear.

"Rear yard" means a yard that extends the full width of a lot, and measured as to depth at the least horizontal distance between the rear lot line and the exterior wall of the main building or structure on the lot.

15.490 Yard, side.

"Side yard" means a yard that extends from the front lot line to the rear lot line, and measured as to width at the least horizontal distance between a side lot line and the exterior wall of a main building or structure on the lot.