

Title 21 Committee, November 15, 2007

Chapter 5 21.05.070 Accessory uses

9. Farm, Hobby....The committee had some questions with the “temporary” sales. Would this include one-time events? Could it include selling eggs?

10. Garage or Carport, Private Residential...There was some discussion about garage size limitations. It was clarified that these size limits are separate from the home and garden size limitations.

12. Home Occupation...The committee recommended separate size limitations for large lot rural zones. The suggestion was to use class B areas, except for R7, as the dividing line. There was extended discussion about signs on vehicles. The committee eventually thought the best approach was to be specific about excluding commercial vehicles based on size and use, rather than signage. There was also some concern with limiting home occupations to residences without ADUs without significant justification (p. 106, line 23-4).

14. Outdoor Keeping of Animals....this section is being reviewed by the Animal Control Advisory Board. There is some rationale for moving it to Chapter 17. Some areas seen as problematic by the committee were sections a. (line 19-21) and b.iii.B.1. (lines 32-33)

15. Outdoor Display Accessory to a Commercial use...It was clarified that the use specific standards would not prohibit all use of the front circulation area for display, but there would be a pedestrian aisle width requirement.

16. Outdoor Storage Accessory to a Commercial Use...The committee had some concern about the use specific standard iii. It was felt that this may not be necessary in class B areas and may be a topic for Chapter 10. How can predominant materials in the structure always be incorporated into a fence?

17. Parking of business Vehicles, Outdoors, Accessory to a Residential Use.....The committee was opposed to the limitation on only one vehicle (line 18-20). The committee generally felt the correct approach was to limit by size and use....not by signage. The staff clarified that they believe a trailer is also a vehicle; this caused additional concern.

18. Private Outdoor Storage of Noncommercial Equipment Accessory to a Residential Use....The committee was concerned about the impact of this limitation, and then discussed vehicle storage needs in general and agreed that large multifamily projects needed to include use specific standards with some provision for large vehicles. It was suggested to add this on page 22 of the draft. There was also concern about current side yard setbacks effectively stopping the use of backyard storage.

19. Vehicle Repair/Rebuilding, Outdoor, Hobby.....The committee felt that greater flexibility should be given to large, secluded rural lots. If the vehicle repair was not seen by neighbors was it still a problem? This may be a topic for Chapter 10.