

## **17.37.010 Outdoor storage in residential areas.**

### **A. Prohibited.**

No outdoor storage, as defined in subsection B of this section, shall be allowed on any parcel within the rural estate (RE), rural residential (RR), residential one-family (R-1-A, R-1-B), residential one-family or multifamily zone (R-2), multiple-family residential (R-3) or apartment (R-4) zones, except as otherwise authorized by this section.

### **B. Outdoor Storage Defined.**

For the purposes of this section, "outdoor storage" means the physical presence of any personal property not fully enclosed within a structure. "Outdoor storage" means and includes, but shall not be limited to, the following:

1. Inoperable motor vehicles and farm, commercial and industrial equipment of all types;
2. Inoperable or unlicensed recreational vehicles;
3. Junk, imported waste and discarded or salvaged materials;
4. Dismantled vehicles and vehicle parts, including commercial and industrial farm machinery or parts thereof, tires and batteries;
5. Scrap metal, including salvaged structural steel;
6. Salvaged lumber and building materials;
7. Salvaged commercial or industrial trade fixtures;
8. Operable or inoperable industrial or commercial equipment or tools, except commercial vehicles as defined in Section 17.34.060;
9. New building materials and supplies or any project for which no building permit has been issued;
10. New or used furniture or appliances;
11. Bottles, cans and paper;
12. Boxes, cable spools and packing crates; and
13. All other miscellaneous personal property not excluded by subsection C of this section.

### **C. Exclusions.**

Outdoor storage as defined in subsection B of this section shall not include the following:

1. The parking of operable motor vehicles, including passenger vehicles, commercial vehicles and recreational vehicles; and
2. The storage of residential building materials and supplies which are needed to construct a project on the parcel for which a building permit has been issued.

### **D. Regulations Regarding Outdoor Storage.**

1. The maximum area on any parcel in residential zones (R-1-A, R-1-B, R-2, R-3 and R-4) shall not exceed two hundred square feet in area.

2. The maximum area on any parcel in rural residential zones (RE and RR) shall not exceed five percent of the lot area. Lots in agricultural production that are five acres or greater shall not be subject to the outdoor storage regulations when agricultural production is the primary use of the property.
3. Such storage areas shall be screened from view from the public right-of-way and adjoining residences. Screening shall be met by one or more of the following methods, provided the method(s) in fact screens the view of the storage area:
  - a. The placement of buildings, barns, or other structures on the site in accordance with applicable regulations;
  - b. A fence which meets the height regulations of Section 17.31.020;
  - c. Trees, shrubs or vines that form an effective landscape screen. Landscape screens shall be a minimum eighty percent opaque and shall be continuously maintained in good health and form to meet the screening requirements of this section.
4. The materials stored within the storage area shall not exceed the height of the screening method(s).
5. Such storage areas shall not be located in a required front yard setback.
6. Inoperable vehicles must have collection systems to keep pollutants from entering the storm drain system. (Ord. 03-03 (part); Ord. 00-7 § 6; Ord. 93-1 § 5 (part))