

22.58.024 Outdoor storage of vehicles.

(a) Outdoor Storage of Vehicles. The outdoor storage of vehicles or parts thereof is permitted in a residential district for a period not to exceed six days. Outdoor storage for a period exceeding six days is permitted in a residential zoning district, subject to the following provisions:

- (1) The outdoor storage of no more than three inoperable vehicles and vehicle parts is permitted when they are screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping. Storage of inoperable vehicles is prohibited in required front or side yard setback areas. Open or unscreened storage of inoperable vehicles is permitted for a 14-day period while a vehicle is undergoing or awaiting repairs.
- (2) In no event shall any outdoor storage of commercial vehicles in excess of 10,000 GVW be permitted.
- (3) Approved landscaping is defined as follows:
 - (A) Vegetative Screen. The approved landscaping must consist of: evergreen shrubs, at a rate of one per five lineal feet of landscape strip; or closely spaced evergreen trees, at a rate of one per eight lineal feet of landscape strip, or a combination of the two in separate sections. The screen may consist of either overlapping clusters or a solid row of material. If overlapping clusters are used, the overlap should be at least one-half plant width. Spacing shall be as follows: evergreen trees for the landscape screen at no greater than eight feet on center, with no more than 10 feet on center between cluster; shrubs for the landscape screen shall be no greater than five feet on center, with no greater than seven feet on center between clusters. Vegetative screening materials shall have a minimum mature height of six feet. Installation of vegetative ground cover is encouraged but not required within the planting area; or
 - (B) Berm. The approved landscaping must consist of an earthen berm a minimum of four feet high, measured from street curb or the crown of the adjacent paved way for road frontages or existing grade for interior lot lines. Vegetative groundcover shall cover a minimum of 50 percent of the landscape strip area at maturity. Berms less than six feet in height shall be planted with evergreen shrubs, at a rate of one per four lineal feet of landscape strip, to a mature height equal to or greater than six-foot high berm. The screen may consist of either overlapping groupings or a solid row of material. If overlapping groupings are used, the overlap should be at least one-half plant width. Shrub spacing shall be no greater than four feet on center, with no greater than six feet on center between groupings; and
 - (C) Canopy Vegetation. In addition to the requirements of subsection (a)(3)(A) of this section, Vegetative Screen, and subsection (a)(3)(B) of this section, Berm, trees, at a rate of one per 25 lineal feet of lot line, shall be interspersed throughout the landscape strip in groupings or uniform rows. Spacing shall be no greater than 25 feet on center with uniform spacing or 50 feet on center between groupings. Minimum mature height shall be 20 feet;
 - (D) Screen Width. All approved landscaping shall be located adjacent to the lot line with no required vegetation located greater than 30 feet from the lot line. No buildings or impervious surfaces, with the exception of pedestrian walks connecting the site to adjacent property, shall be located between the interior edge of the screen width and the lot line.

(b) Outdoor Storage of Boats and Nonmotorized Recreation Vehicles. The outdoor storage of boats or nonmotorized recreation vehicles is permitted in a residential zoning district, subject to the following provisions:

- (1) Nonmotorized recreation vehicles include, but are not limited to, camper trailers, tent trailers, and boat and recreation vehicle trailers. Nonmotorized recreation vehicles do not include bicycles and similar sports equipment.
- (2) The combined limit on the number of boats and nonmotorized recreational vehicles that may be stored on a parcel is two, except as permitted in subsection (b)(3) of this section. A boat on a trailer shall be counted as one boat.
- (3) Outdoor storage of additional boats and/or nonmotorized recreation vehicles shall be screened from neighboring properties and the public right-of-way by a solid fence or approved landscaping as defined in subsection (a)(3) of this section. Storage of additional vehicles is prohibited in required front or side yard setbacks. (Ord. 1246 § 15, 2000).