Chapter 20.895

MISCELLANEOUS SPECIAL USE STANDARDS

Sections:

20.895.010  Purpose.
20.895.030  Cemeteries.
20.895.040  Community Recreation and Related Facilities.
20.895.050  Domestic Animals and Livestock.
20.895.060  Indoor Target Shooting Ranges.
20.895.080  Private Use Landing Strips for Aircraft and Heliports.
20.895.090  Temporary Storage Units

Section 20.895.010  Purpose.

Purpose.  In addition to other standards and requirements imposed by this Title, all uses included in this Chapter shall comply with the provisions stated below. Should a conflict arise between the requirements of this Chapter and other requirements of this Title, the more restrictive provision shall control.

(M-3643, Added, 01/26/2004)

Section 20.895.020  Animal Kennels/Shelters.

A. Defined. The development standards in Subsection B and C below apply to any facility that falls within the use category for Animal Kennels/Shelters, pursuant to VMC 20.160.020(E)(3) as reviewed during site plan review, as governed by VMC 20.270.

B. Site requirements. Where allowed, kennels and shelters shall be located not less than 50’ from any property line. Kennels providing adequate sound-proofing pursuant to the off-site noise provisions of Chapter 20.935 VMC may have said setback wholly or partially waived to no less than the extent of any main or accessory building setbacks as may also be applicable. Such facilities shall provide automobile and truck ingress and egress; and shall also provide parking and loading spaces so designed as to minimize traffic hazards and congestion. Applicants shall demonstrate compliance with all of the requirements of Chapter 20.935 VMC Off-site Impacts.

(M-3643, Added, 01/26/2004)

Section 20.895.030  Cemeteries.

A. Defined. The development standards in Subsection B and C below apply to any facility that falls within the use category for Cemeteries, pursuant to Section 20.160.020(E)(4) VMC as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. Access. A cemetery or related facility shall have its principal access on City arterial or road with ingress and egress designed so as to minimize traffic congestion as determined by the City Engineer.

C. Landscaping. A cemetery shall establish and maintain a 15’ landscape buffer along its entire perimeter except driveways, as governed by Chapter 20.925 VMC Landscaping.

(M-3643, Added, 01/26/2004)
Section 20.895.040  Community Recreation and Related Facilities.

A. Defined. The development standards in Subsection (B) below shall apply to any facility that falls within the use category for Community Recreation, pursuant to Section 20.160.020(B)(3) VMC; and Social /Fraternal Clubs/Lodges, pursuant to Section 20.160.020(B)(13) VMC.

B. General requirements

1. All buildings shall be set back a minimum of 30’ from a side or rear lot line that abuts residentially-zoned property.

2. There shall be no external evidence of any incidental commercial activities taking place within the building.

(M-3643, Added, 01/26/2004)

Section 20.895.050  Domestic Animals and Livestock.
A. **Defined.** Domestic animals and livestock as defined per 20.150.040 are allowed for hobby and personal use purposes within all zoning districts subject to the standards in Subsections B – F below, in addition to any applicable requirements of VMC Section 8.20 (Nuisances) and 8.24 (Animals).

B. **General Requirements.**

1. **Domestic Animals.** The keeping of domestic animals shall comply with all requirements of this section and all requirements of VMC 8.20 and 8.24, as noted above.

2. **Large Livestock.** The keeping of livestock that will weigh more than 500 pounds at maturity requires a minimum lot size of one acre for the first animal. For each additional animal, an additional contiguous 10,000 square feet must be available. The minimum one acre lot may include a normally permitted residence, provided that at least ½ acre is still available for livestock use.

3. **Small Livestock.** The keeping of livestock that will weigh 100-500 pounds at maturity will require a minimum lot size of ½ acre for the first animal. For each additional such animal, an additional contiguous 5,000 square feet must be available. The minimum half acre lot may include a normally permitted residence, provided that at least ¼ acre is available for livestock use.

4. **Miniature Livestock.** Miniature livestock, such as certain breeds of mini-goats and mini-horses, that will weigh under 100 pounds at maturity are considered domestic animals. The combined total of all miniature animals and dogs on a single premises shall not be more than three, unless the lot size requirements for small livestock specified above are met.

5. **Poultry and Rabbits.** The keeping of chickens, ducks, geese, domesticated hare or rabbit, and similar animals is permitted with no required minimum lot size. No turkeys, peacocks, or roosters are permitted.

6. **Livestock facilities.** Barns, sheds, and shelters used to house livestock shall be located in the rear yard and meet the same side and rear yard setbacks as the primary residence. Doorways and other openings shall be oriented away from neighboring properties. Livestock shall be confined or tethered in such a manner that intrusion on to neighboring property or damage to neighboring landscaping and fences is avoided. Such facilities shall be included in lot coverage percentage calculations.

C. **Exceptions to Swine Prohibition.** Notwithstanding the above prohibition of swine, the keeping of that type of swine commonly referred to as Miniature Vietnamese, Chinese or Oriental pot-bellied pig (sus scrofa vittatus) is allowed, subject to the following conditions:

1. The maximum height of the swine may be no more than eighteen 18” at the shoulder and weight shall be no more than 95 pounds;

2. The swine must have been spayed or neutered prior to entry into the City;

3. Registration, vaccination and other requirements as set forth in Section 8.24.022 VMC must be met; and

4. No more than two such pigs shall be kept at any one address for any period in excess of three calendar days.
D. **Lot size exceptions.** The minimum lot size does not apply to miniature livestock, as addressed above in VMC 20.895.050.B.4 or Miniature Vietnamese, Chinese or Oriental pot-bellied pig (sus scrofa vittatus), as defined above in VMC 20.895.050C.

E. **Off-site impacts.** The keeping of domestic animals or livestock shall comply with all of the applicable requirements of Chapter 20.935 VMC, Off-Site Impacts.

F. **Other Requirements**

1. The raising and keeping of animals is also subject to VMC Section 8.20 (Nuisances) and 8.24 (Animals).

2. The raising and keeping of domestic animals for commercial purposes is prohibited. Commercial purposes does not include incidental sale of livestock off-spring, milk, or eggs subject to Washington State health and agricultural regulations.

3. The keeping of four or more dogs, which are 5 months old or older constitutes a Kennel and must meet requirements of 20.895.020. Excludes veterinary clinics, animal hospitals and dog day care.

(M-3959, Amended, 07/19/2010, Sec 43 - Effective 8/19/2010; M-3643, Added, 01/26/2004)

**Section 20.895.060 Indoor Target Shooting Ranges.**

A. **Defined.** The development standards in Subsection B – E below shall apply to any Indoor Target Shooting Range.

B. **Criteria for building design and construction.** Building design and construction shall provide the following:

1. Solid masonry or concrete on all walls in the shooting areas.

2. Trap construction to prevent bullet penetration and ricochet.

3. Sound baffling to assure noise levels not greater than 65 dBA at the property line.

4. Air ventilation and filtration system capable of removing dangerous levels of smoke and particulates.

C. **Worker safety.** Hearing protection devices shall be required for all persons exposed to noise levels above 75 dBA.

D. **Air emission permit.** Air emission permit shall be obtained from Southwest Clean Air Agency (SWCAA) prior to occupancy permit.

E. **Noise.** Baffling to assure noise levels do not exceed 60 dBA in the waiting area and 50 dBA in the office area.

(M-3643, Added, 01/26/2004)

**Section 20.895.070 Motor Vehicle Fuel Sales and Repair.**

A. **Defined.** The development standards in Subsection B – G below apply to any facility that falls within
the use category for Motor Vehicle Fuel Sales, pursuant to Section 20.160.020(C)(5)(c) VMC and Motor Vehicle Servicing/Repair, pursuant to Section 20.160.020(C)(5)(b) VMC, as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. **Lot area and frontage.** Minimum lot area shall be 10,000 square feet, with at least 100’ frontage on a public street.

C. **Surfacing.** The entire area to be used for driveway, service or parking shall be surfaced with light bituminous macadam or better.

D. **Repair work.** All repair work shall be done within an enclosed building.

E. **Buffer of adjacent property.** A solid or woven fence or solid evergreen hedge, free of advertising, which is 6’ in height, shall be maintained along property lines which abut residential districts.

F. **Off-site impacts.** The facility shall comply with all of the applicable requirements of Chapter 20.935 VMC Off-Site Impacts governing glare, noise, vibration, dust and heat.

G. **Retail.** Sale of merchandise shall be conducted within a building except for items used for the maintenance and servicing of automotive vehicles.

(M-3643, Added, 01/26/2004)

**Section 20.895.080 Private Use Landing Strips for Aircraft and Heliports.**

A. **Defined.** The development standards in Subsection B – C below apply to any facility that falls within the use category, pursuant to Section 20.160.020(E)(2) VMC, as reviewed during site plan review, governed by Chapter 20.270 VMC.

B. **General requirements.** All landing strips for aircraft or heliports shall be so designed and the runways and facilities so oriented, that the incidence of aircraft passing directly over dwellings during their landing or take-off patterns is minimized. They shall be located so that traffic shall not constitute a nuisance to neighboring uses. The proponents shall show that adequate controls or measures will be taken to prevent offensive noise, vibrations, dust, or bright lights. New landing strips and heliports shall not be construed to be permitted in any district established by this Title, unless and until a conditional use permit shall first have been secured.

(M-3643, Added, 01/26/2004)

**Section 20.895.090 Temporary Storage Units**

A. Defined. Temporary storage units are box-like containers used for storing household items that are being moved to another location or being stored during a home remodel projects.

B. Placement Standards:

1. On properties with single-family residences, the unit shall be placed in the driveway or other paved surface, not to extend into public right of way.

2. On properties with multi-family residences, the unit shall be placed in a parking space. Not to extend into an aisle way or public right of way.
3. Alternate location may be approved at the discretion of the City Planning Official, provided that the alternate location does not create an unsafe condition.

4. A City street use permit shall be required for the placement of temporary storage units in a public right-of-way.

C. Duration of placement:

1. Allowed up to 30 days without a permit.

2. Allowed up to 90 days total with a land use permit.

D. Safety. Storage of flammable or hazardous material within temporary storage units is prohibited.

E. Signs. Signs on temporary storage units may only identify the owner or provider of the storage unit and not include advertisement of any other product or service.

(M-3922, Added, 07/06/2009, Sec 42)