Section 35-070 Accessory Structures

1. No accessory building or structure shall be permitted to be constructed on any lot prior to the construction of the principal building to which it is necessary.

2. No accessory building or structure, unless an integral part of the principal building, shall be permitted to be constructed, altered, or moved within 5 feet of the principal building.

3. No accessory building shall exceed 25 feet in overall height; contain a sidewall greater than 12 feet in height. There is no maximum number of accessory structures permitted, but no structure shall be permitted which shall cause the lot to exceed the maximum impervious surface requirement of this Ordinance. (This applies to lots within the Shoreland Overlay District)

4. When the parcel contains greater than 1 acre, the accessory building overall height shall not exceed 30 feet in overall height, nor contain a sidewall greater than 16 feet in height and shall not be located closer than 20 feet to the side or rear property line. There is no maximum size or number of accessory structures permitted on lots with greater than 1 acre, but no structure shall be permitted which shall cause the lot to exceed the maximum impervious surface requirement of this Ordinance.

Section 35-080 Exterior Storage

No materials or equipment may be stored outside except those directly related to the principal use or those being used for construction on the premises.

For more information, please see City Ordinance No. 50 "Nuisances".

Existing uses shall comply within three (3) months following enactment of this Ordinance. In other districts, no materials or equipment may be stored outside except those directly related to the principal use or those being used for construction on the premises.

Section 35-090 Screening

Screening shall be provided where:

1. Where any business or industrial use (i.e., structure, parking or storage) adjacent to and within 1000 feet of property zoned for residential use, that business or industry shall provide screening along the boundary of the residential property. Screening shall also be provided where a business or industry is across the street from a residential zone, but not on that side of business or industry that is located to be the front. The screening required shall consist of a wall, fence or densely planted compact evergreen hedge not less than five (5) feet or more than eight (8) feet in height that blocks direct vision but shall not extend to within fifteen (15) feet of any street right-of-way. Landscaping shall be required between the screening and pavement. All required screening shall be installed by the owner of property which creates the need for said screening. All screening required by this Ordinance shall apply to new and existing uses.

2. Exceptions to screening are: merchandise being displayed for sale and materials and equipment presently being used for construction on the premises.

Section 35-100 Refuse and Weeds

In all zoning districts, all waste material, debris, refuse, or garbage shall be kept in an enclosed building or properly contained in a closed container designed for such purposes. The owner of all land shall be responsible for keeping such land free of refuse and weeds. All exterior storage not included as permitted use, or included as part of a conditional use permit, or otherwise permitted by provisions of this Ordinance shall be considered as refuse.