

ORDINANCE 2009-9 (B)

AN ORDINANCE OF THE TOWN OF EATONVILLE COUNCIL AMENDING EATONVILLE MUNICIPAL CODE SECTION 18.08.160 TO ALLOW REDUCED SETBACKS FOR ACCESSORY BUILDINGS WHICH ARE LESS THAN ONE HUNDRED AND TWENTY (120) SQUARE FEET.

WHEREAS, the Eatonville Planning Commission has recommended revisions to EMC 18.08.160 to allow accessory building setbacks for buildings less than one hundred and twenty (120) square feet to be reduced to three (3) feet in all zones; and

WHEREAS, the recommended revision will increase flexibility for home owners, will allow for increased use of rear yards, and will meet the requirements of the town's building codes; NOW, THEREFORE,

BE IT ORDAINED by the Town Council of Eatonville that ordinance 94-06 EMC section 18.08 is amended as follows as shown in strike through and underline mode:

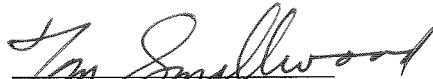
18.08.160 Accessory buildings.

A. An accessory building is any structure placed on a lot in addition to the principal building. Accessory buildings can include but are not limited to structures such as garages, greenhouses, guesthouses, play houses, dog/animal shelters (as allowed by town ordinances), storage buildings, crafts or hobby buildings, etc.


B. An accessory building can be located anywhere on a lot if it conforms with to the setbacks required by this title for a principal building. In the rear one-half of a lot ~~the~~ an accessory building which is larger than one hundred and twenty (120) square feet in area can be built to within eight feet of the side and rear lot lines, except when attached to a principal building in which case it must have the same setbacks as the main building and in the case of corner lots in which case the side yard setback requirement of the underlying zoning shall apply for the side yard adjacent to a street. In the rear one-half of a lot an accessory building which is one hundred and twenty (120) square feet in area or less can be built to within three feet of a side and rear lot line with any protrubences extending beyond the frame of the structure being considered as the edge of the structure. The only exception is in the case of corner lots, in which case the side yard setback requirement of the underlying zoning shall apply for the side yard adjacent to a street.

~~B. C.~~ C. Guesthouse accessory buildings shall be located on the rear half of the building site. There shall not be more than one guesthouse on any one building site, which, together with other accessory buildings, shall not exceed 30 percent of the area of the rear yard on which it is built. No kitchen or cooking facilities shall be permitted in any guesthouse. (Ord. 94-06 § 2, 1994).

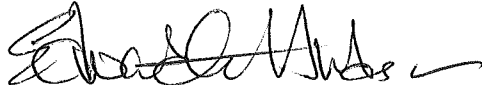
PASSED BY THE TOWN COUNCIL AT A REGULAR MEETING THEREOF ON THE 22nd DAY OF June, 2009 AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 22nd DAY OF June, 2009.


Tom Smallwood, Mayor

ATTEST:


Chrystal McGlone, Town Clerk

Approved as to form:


Edward G Hudson, Attorney