

## Chapter 10.06

### DEFINITIONS

#### Sections:

10.06.010	Generally.
10.06.020	Accessory building.
10.06.030	Accessory use.
10.06.040	Alley.
10.06.050	Alterations.
10.06.060	Area, building.
10.06.070	Area, site.
10.06.080	Boarding house.
10.06.090	Building.
10.06.100	Building height.
10.06.110	Building line.
10.06.120	Building site.
10.06.130	Conditional Use.
10.06.140	Council.
10.06.150	Court.
10.06.160	Coverage.
10.06.170	Density.
10.06.180	Detached building.
10.06.190	Developed land area.
10.06.195	Director and Planning Director.
10.06.200	Discontinue.
10.06.210	Dwelling, single-family.
10.06.220	Dwelling, two-family.
10.06.230	Dwelling, multi-family.
10.06.240	Dwelling unit.
10.06.250	Family.
10.06.260	Floor area.
10.06.270	Garage, private.
10.06.280	Garage, public.
10.06.290	Gas station.
10.06.300	Home occupation.
10.06.310	Hospital.
10.06.320	Hotel.
10.06.330	Inoperable vehicle.
10.06.340	Junk storage.
10.06.350	Junk yard.
10.06.360	Kennel.
10.06.370	Land use.
10.06.380	Land use permit.
10.06.390	Lot.
10.06.400	Lot, corner.
10.06.410	Lot, depth.
10.06.420	Lot, interior.
10.06.430	Lot, width.
10.06.440	Mailed notice.
10.06.450	Major auto repair.
10.06.460	Manufactured homes.

10.06.470	Mean depth.
10.06.480	Mobile home.
10.06.490	Mobile home park.
10.06.500	Non-conforming structure.
10.06.510	Non-conforming use.
10.06.520	Parking space.
10.06.530	Permitted use.
10.06.540	Primary use (or principal use).
10.06.550	Public hearing.
10.06.560	Recreational Vehicle Park
10.06.570	Rezone.
10.06.580	Service or storage yard.
10.06.590	Setback.
10.06.600	Sign.
10.06.610	Sign area, or surface area.
10.06.620	Sign, electronic message center.
10.06.630	Sign, free-standing.
10.06.640	Sign, ground-mounted.
10.06.650	Sign, logo.
10.06.660	Sign, message.
10.06.670	Sign, off-premises.
10.06.680	Sign, public service information.
10.06.690	Sign, segmented message.
10.06.700	Solid planting.
10.06.710	Story.
10.06.720	Street.
10.06.730	Structure.
10.06.735	Town or Town Council.
10.06.740	Tract.
10.06.750	Variance.
10.06.760	Yard.
10.06.770	Yard, front.
10.06.780	Yard, rear.
10.06.790	Yard, side

**10.06.010                      Generally.**

Except where specifically defined herein, all words used in this title shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word "Shall" is always mandatory, the word "May" denotes a use of discretion in making a decision: the words "Used" or "Occupied" shall be considered as though followed by the words "Or intended, arranged or designed to be used or occupied".

**10.60.020                      Accessory building.**

A subordinate building, the use of which is incidental to the use of the main building on the same lot.

**10.60.030                      Accessory dwelling unit.**

**A dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.**

**10.06.040                      Accessory use.**

A use incidental and subordinate to the principal use and located on the same lot or in the same building as the principal use.

**10.06.050                      Alley.**

A public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

**10.06.060                      Alterations.**

A change or rearrangement of the structural parts or exit facilities, or an enlargement by extending the sides or increasing the height or depth, or the moving from one location to another. In buildings for business, commercial, industrial or similar uses the installation or rearrangement of partitions affecting more than one-third (1/3) of a single floor area shall be considered an alteration.

**10.06.070                      Area building.**

The total ground coverage of a building or structure which provides shelter measured from the outside of its external walls or supporting members or from a point four (4) feet in from the outside edge of a cantilevered roof.

**10.06.080                      Area site.**

The total horizontal area within the property lines excluding external streets.

**10.06.090                      Boarding house.**

A dwelling in which not more than four roomers and/or boarders are housed or fed.

**10.06.100                      Building.**

A building is a structure as herein defined. When separated by division walls without openings each portion so separated shall be considered a separate building.

**10.06.110                      Building height.**

Height of building means the vertical distance measured from the finished grade to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs. If a structure has none of the above features then the height shall be measured from the finished grade to the highest portion of the structure.

**10.06.120                      Building line.**

A corner of part of a building nearest the property line.

**10.06.130                      Building site.**

See Area Site, Section 10.06.070

**10.06.140                      Conditional use.**

Uses which may be permitted as principal or accessory uses when authorized by the Council pursuant to specified standards.

**10.60.150                      Council.**

The term "council" or "town council" shall mean the Town Council of the Town of Lyman.

**10.06.160                      Court.**

An unoccupied open space bounded on three or more sides by buildings or lot lines on which walls are permitted.

**10.06.170                      Coverage.**

The area of a lot which is covered by a roofed structure.

**10.06.180                      Density.**

The permitted ratio of residential units to land area and/or the permitted ratio of building size to land area.

**10.06.190                      Detached building.**

A building surrounded on all sides by open space.

**10.06.200                      Developed and area.**

Those parts of a land parcel that have been extensively improved for an existing land use including building coverage, parking and loading areas, service yards and landscaped areas.

**10.06.210                      Director, or Planning Director.**

The Town Council generally serves as the Director, unless staff support is available.

**10.06.220                      Discontinue.**

To cease to operate, use, or take; to end.

**10.06.230                      Dwelling, single-family.**

A detached building containing but one kitchen, designed for and occupied exclusively by one family.

**10.06.240                      Dwelling, two-family.**

A building containing two kitchens and designed to be occupied by two families living independently of each other.

**10.06.250                      Dwelling, multi-family.**

A building designed to house three or more families living independently of each other.

**10.06.260                      Dwelling unit.**

A building or portion thereof providing complete housekeeping facilities for one family.

**10.06.270                      Emergency housing.**

A temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement (RCW 36.70A.030(9)).

**10.06.280                      Emergency shelters.**

A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations (RCW 36.70A.030(10)).

**10.06.290                      Family.**

One person or two or more related or unrelated persons living together as a single, nonprofit housekeeping unit.

**10.06.300                      Floor area.**

The sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from the center line of division walls. Floor area shall include: Basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces with headroom of 7 feet, 6 inches or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Floor area shall not include: Accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7 feet, 6 inches, exterior steps or stairs, terraces, breezeways and open spaces. See also 10.54.010(F).

**10.06.310                      Garage, private.**

A sheltered or enclosed space designed and used for the storage of the motor vehicles or boats of the residents of the premises.

**10.06.320                      Garage, public.**

A building or portion thereof designed and used for the storage, repair or servicing of motor vehicles or boats as a business.

**10.06.330                      Gas station.**

Any area of land, including the structures thereon, that is used for the sale of gasoline or other motor fuels, oils, lubricants and auto accessories and which may or may not include washing, lubricating, motor tuning and other minor servicing but not painting operation, body work or major auto repair.

**10.06.340                      Home occupation.**

An occupation or profession which is customarily incident to or carried in a dwelling place and not one in which

the use of the premises as a dwelling place is largely incidental to the occupation carried on, and which occupation is carried on by a member of the family residing within the dwelling place.

**10.06.350                      Hospital.**

A building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses. Rest homes, nursing homes, convalescent homes and clinics are not included.

**10.06.360                      Hotel.**

A building or portion thereof designed or used for the transient rental of five or more units for sleeping purposes. A central kitchen and dining room and accessory shops and services catering to the general public can be provided. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

**10.06.370                      Inoperable vehicle.**

A car, truck, bus or van that cannot be started and moved under its own power. A vehicle that is not currently licensed, including a recreational vehicle or trailer, that is designed for travel on the public roads, is also considered an inoperable vehicle.

**10.06.380                      Junk storage.**

The temporary or permanent storage outdoors of junk, waste, discarded, salvaged or used materials or inoperable vehicles or vehicle parts. This definition shall include but not be limited to the storage of used lumber, scrap, metal, tires, household garbage, furniture, and inoperable machinery, and as further defined in the current edition of the Uniform Fire Code. This definition shall not include outdoor storage of normal residential equipment and related activities such as garden tools lawn mowers, wood piles, grass clippings, and similar items.

**10.06.390                      Junk yard.**

A lot, land or structure, or part thereof, used for the collection, storage and sale of waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage, salvaging or sale of parts or machinery or vehicles not in running condition.

**10.06.400                      Kennel.**

More than three dogs and/or two litters of unweaned pups constitutes a kennel.

**10.06.410                      Land use.**

The type of use activity occurring on a land parcel or within a building situated upon a land parcel.

**10.06.420                      Land use permit.**

The document issued to an applicant which records all land use decisions which are made by the town on a land use application. Construction permits are excluded.

**10.06.430                      Lot.**

A lot in the meaning of this title is a single tract of land, no matter how legally described, whether by metes and bounds and/or by lot or lots and block designation as in a recorded plat, that at the time of applying for a building permit is designated by its owner or developer as the tract to be used, developed or built upon as a unit of land under single ownership or control and assigned to the particular use for which the building permit is being secured.

**10.06.440                      Lot corner.**

A lot at the junction of and fronting on two or more intersecting streets. A corner lot has two front and two side yards.

**10.06.450                      Lot depth.**

The mean dimension of the lot from the front street line to the rear line.

**10.06.460                      Lot interior.**

A lot fronting on one street.

**10.06.470                      Lot width.**

The dimension of the lot line at the street, or in an irregular shaped lot the dimension across the lot at the building line, or in a corner lot the narrow dimension of the lot at a street or building line.

**10.06.480                      Mailed notice.**

Notice mailed to all property owners, commercial lessees and all residents of the area within a specified distance of the boundaries of the site of a proposed action.

**10.06.490                      Major auto repair.**

Vehicular repair involving welding or the removal, replacement or opening of the radiator, motor block, transmission or differential for other than fluid check or fill.

**10.06.500                      Manufactured home.**

Manufactured home means a structure, transportable in one or more sections from its manufacturer, retailer or wholesaler to its destination. A manufactured home is designated primarily for residential occupancy by human beings and the term includes mobile home or modular home.

**10.06.510                      Mean depth.**

The mean depth of a lot is the depth of such lot measured on a line approximately perpendicular to the fronting street and midway between the side lines of such lot.

**10.06.520                      Mobile home.**

Mobile home shall mean a factory constructed residential unit with its own independent sanitary facilities, that is intended for year-round occupancy and is composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure over the public highway under license or by special permit.

**10.06.530                      Mobile home park.**

An area of land occupied or designed for the occupancy of two or more mobile homes.

**10.06.540                      Nonconforming structure.**

A structure which was lawful when established which does not now conform to the development standards of the zone in which it is located. A structure shall be considered established if it conformed to applicable zoning regulations at any time, or when it is built under permit, a permit for the structure has been granted and has not expired, or the structure is substantially underway as evidenced by timely called inspections complying with the Uniform Building Code.

**10.06.550                      Nonconforming use.**

A use of land or a structure which was lawful when established and which does not now conform to the use regulations of the zone in which it is located. A use shall be considered established if it conformed to applicable zoning regulations at any time, or when it has commenced under permit, a permit for the use has been granted and has not expired, or a structure to be occupied by the use is substantially underway as evidenced by timely called inspections complying with the Uniform Building Code.

**10.06.560                      Parking space.**

An off-street space used to temporarily park a motor vehicle and having access to a public street or alley.

**10.06.570                      Permanent supportive housing.**

One or more dwelling unit of subsidized, lease-based housing that is owned, operated, or managed by a non-profit organization or governmental entity with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy. Permanent supportive housing utilizes practices designed to use lower barriers of entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behavior. Permanent supportive housing is subject to all of the rights and responsibilities defined in RCW 59.18.

**10.06.580 Permitted use.**

Any use authorized or permitted alone or in conjunction with another use in specific district and subject to the limitations of the regulations of such use district.

**10.06.590 Planner. Town.**

The Town Council shall be authorized to designate the Town Planner for individual permits or specific actions, or may function as the Town Planner.

**10.06.600 Primary use (or principal use).**

The use for which a lot, structure or building, or the major portion thereof, is designed or actually employed.

**10.06.610 Public hearing.**

A duly advertised public meeting called by the Town Council, board, or commission of the Town for the purpose of taking formal public comment, both in favor and opposition to a proposed action.

**10.06.620 Recreational Vehicle Park.**

A facility designed to accommodate recreational vehicles or trailers no longer than 40 feet and capable of being pulled with a one half ton truck, designed to provide the amenities necessary from permanent residents and accommodating overnight guest. Units shall at all times be prepared for evacuation in event of flood warning.

**10.06.630 Religious Organization.**

The federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

**10.06.640 Rezone.**

Means an amendment to the Official Zoning Map to change the zone classification of an area.

**10.06.650 Service or storage yard.**

An accessory yard used for the storage of equipment, vehicles or materials and/or outdoor fabrication or processing of materials or devices.

**10.06.660 Setback.**

Yard requirements. The distances that buildings or uses must be removed from their lot lines.

**10.06.670 Sign.**

Any visual presentation or representation whatsoever which is displayed outside in view of the general public so as to bring attention to the subject thereof. This definition specifically includes billboards, ground-mounted signs, free-standing signs, wall signs, roof signs, logo signs, and signs on marquees, awnings, canopies and furniture. Specifically excluded are house numbers; the flag, badge or insignia of any government or government agency and any authorized traffic control sign. Each display surface of the sign shall be considered to be a sign.

**10.06.680 Sign area, or surface area.**

The area, on the largest single face of a sign, within a perimeter which forms the outside shape of a sign. If the sign consists of more than one module, the total area of all modules will constitute the sign area. The area of a sign having no such perimeter or border shall be computed by enclosing the entire copy area within the outline of either a parallelogram, triangle, circle or any other easily recognized geometric shape and then computing the area. Where a sign is of a three-dimensional, round or irregular shape, the largest cross section shall be used in flat projection for the purpose of computing sign area.

**10.06.690 Sign, electronic message center.**

A sign, display or device, or portion thereof, whose message may be changed by electronic process or remote control and includes electronic time and temperature displays and the device known in the advertising industry as a commercial electronic variable message sign.

**10.06.700                      Sign, free-standing.**

A sign erected and maintained on a free-standing frame, mast or pole and not attached to any building but does not include ground-mounted signs.

**10.06.710                      Sign, ground-mounted.**

A sign which extends from the ground or which has a support which places the bottom thereof less than three (3) feet from the ground and which does not exceed an overall height of six (6) feet.

**10.06.720                      Sign, logo.**

A sign consisting of a trademark or symbol.

**10.06.730                      Sign, message.**

Anything displayed on an electronic message center sign, including copy and graphics. A "traveling message" is any message which appears to move across an electronic message center sign.

**10.06.740                      Sign, off-premises.**

A sign which advertises goods, products or services which are not sold, manufactured, or distributed on or from the premises or facilities on which the sign is located.

**10.06.750                      Sign, public service information.**

Any sign or message on an electronic message center sign which provides the time, date, temperature, weather or information concerning civic, charitable or other non-commercial activities.

**10.06.760                      Sign, segmented message.**

Any message or distinct subunit of a message presented by means of at least one display change on an electronic message center sign.

**10.06.770                      Solid planting.**

A planting of evergreen trees and shrubs which will prevent a through and unobscured penetration of sight or light.

**10.06.780                      Story.**

The part of a building lying between two floors or between the floor and ceiling of the highest usable level in the building.

**10.06.790                      Street.**

A public thoroughfare which affords the principal means of access to abutting properties.

**10.06.800                      Structure.**

A combination of materials constructed and erected permanently on the ground or attached to something having a permanent location on the ground. Not included are residential fences six (6) feet or less in height, retaining walls less than three (3) feet in height, rockeries and similar improvements of a minor character.

**10.06.810                      Town or Town Council.**

The elected officials and staff of the Town of Lyman, who generally administer this code.

**10.06.820                      Tract.**

A lot, usually several acres in area.

**10.06.830                      Transitional Housing**

One or more dwelling unit owned, operated, or managed by a non-profit organization or governmental entity with a length of stay of up to 2 years that provides support services to individuals or families that were formerly homeless or in danger of becoming homeless, with the intent to stabilize them and move them to permanent housing within the 2-year period.

**10.06.840                      Variance.**

Relief from certain provisions of this Title as authorized by the town council after determining that the criteria established for the granting of variances have been satisfied.

**10.06.850                      Yard.**

An unoccupied space open to the sky, on the same lot with a building or structure. Eaves and masonry chimneys may protrude a maximum of 36 inches into a required yard.

**10.06.860                      Yard, front.**

An open unoccupied space extending from the principal street line to the nearest wall of a building on the lot and including the full width of the lot to its side lot lines. See Yard.

**10.06.870                      Yard, rear.**

An open unoccupied space extending from the rear lot line to the nearest wall of the main building on the lot and including the full width of the lot to its side lines. See Yard.

**10.06.880                      Yard, side.**

An open unoccupied space extending from the front yard to the rear yard and from the nearest wall of the main building to the side lot line. See Yard.

## Chapter 10.15

### R-1 LAND USE DISTRICT

#### **Sections:**

- 10.15.010 Intent
- 10.15.020 Permitted primary uses.
- 10.15.030 Uses requiring permit.
- 10.15.040 Additional regulations.
- 10.15.050 Area and dimensional regulations.
- 10.15.060 Accessory dwelling units- limitations and regulations

#### **10.15.010 Intent.**

The R-1 single-family residential zones are intended to create a living environment of optimum standards for single-family dwellings. It is further intended to limit development to relatively low degrees of density. This district will provide for the development of single-family detached dwellings, not more than one such dwelling on each lot, and for such accessory uses as are related, incidental and not detrimental to the residential environment. This district will promote fair and equal access to housing for all persons regardless of race, color, religion, gender, age, national origin, family status, source of income, or disability.

#### **10.15.020 Permitted primary uses.**

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this Title:

- A. One detached single-family dwelling, not to exceed one dwelling on any lot;
- B. Keeping of not more than three (3) household pets, which can be kept in the home. This limit shall not include birds, fish, or suckling young of pets;
- C. Municipal parks, playgrounds;
- D. Schools;
- E. Permanent Supportive Housing and Transitional Housing.

#### **10.15.025 Permitted Accessory Uses.**

Accessory uses to include residential garage, guest cottage, recreation room, tool shed, non-commercial greenhouse and swimming pool;

#### **10.15.030 Uses requiring permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of this code:

- A. Day-care limited to a mini day-care center; family day-care home, as defined by the State Department of Social and Health Services (DSHS).
- B. Duplex.
- C. Government facilities;
- D. Home occupations;
- E. Kennels;
- F. Neighborhood recreational buildings and facilities;
- G. Private country clubs and golf courses, excluding driving ranges;
- H. Religious institutions;
- I. Utility substations.
- J. Accessory Dwelling Unit

- K. Triplex
- L. Cottage Housing

**10.15.040 Additional Regulations.**

- A. A manufactured home may be allowed to be placed within any residential zone that allows single-family homes, provided the following conditions are met:
  - 1. The home is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
  - 2. The home must be placed on a permanent foundation similar to that required of other residential construction;
  - 3. The home was originally constructed with and now has a pitched roof with a slope no less than 3 "rise to 12" run, and the roof must be an integral part of the home and shall be made of either composition, shakes or shingles (wood or metal);
  - 4. The home has exterior siding similar in appearance to siding materials commonly used on conventional site-built Uniform Building Code single-family residences;
  - 5. All requirements of this Title and other applicable regulations must be met.
- B. Rooms may be rented to no more than two persons, other than the family occupying a single-family dwelling, provided there is compliance with health and building code requirements.
- C. Accessory buildings and structures as defined in Chapter 10.06 are permitted provided that they are within the setbacks required of the main building, that they are at least 10 feet from each other and the main building if detached.
- D. Accessory buildings may be located in the rear yard but not nearer than 5 feet to rear or side property lines, except where on an alley in which case they may be on the rear property line.
- E. Horses, beef cattle or other domestic farm animals are permitted on the condition that the number of animals not exceed a ratio of 1 per 1 acre of fenced pasture area. The keeping of mink or foxes is prohibited.
- F. No recreational vehicle, trailer, bus, or van shall be used as a place of habitation except as provided in subsection I below.
- G. See Chapter 10.54 for parking requirements.
- H. Junk storage and the keeping of more than one (1) inoperable vehicle is prohibited outdoors unless in a solid fenced yard and not visible from the street. See also Nuisance Code.
- I. Accessory dwelling units shall be permitted as an additional means of providing opportunities for affordable housing in an existing owner occupied residence. The following criteria for approval shall be met in order to establish an accessory dwelling unit:
  - 1. Maintain single-family appearance and character.
  - 2. New entrances only on side or rear.
  - 3. Provide one off-street parking space.
  - 4. Location shall be within or attached to the residence; not in detached accessory structures such as guest house or garage unless the lot is in excess of 12,500 square feet in area, provided that a recreational vehicle or trailer may be used as an accessory dwelling for a period not to exceed six months in any consecutive 12-month period..
  - 5. RV must be connected to water and septic system.
  - 6. The primary dwelling or the accessory dwelling shall be occupied by the owner. The residence must have been owner occupied for at least three years since the construction date. Covenants regarding

ownership requirements shall be filed with the county.

7. The immediate neighbors shall be notified and a public hearing shall be held before the Town Council.

8. The Council shall have the final authority to grant, grant with conditions, or deny the request.

J. Home occupations are allowed subject to compliance with Section 10.45.080.

K. When adequate public facilities are available, common-wall and zero lot line single family development shall be allowed in:

1. Areas where they provide a transition between detached single family and higher intensity land uses; and
2. Areas where higher density residential land uses are permitted.

**10.15.050 Area and dimensional regulations.**

A. Minimum Lot Requirements.

1. Minimum Lot Area: 12,500 square feet, or such area as necessary to meet applicable state or county on-site septic systems requirements, whichever is greater.
2. Minimum lot width at building line: 60 feet.
3. Minimum lot width at street line: 20 feet.
4. Minimum mean depth of lot: 80 feet.
5. Access to lots shall be from a dedicated street, unless the director determines that the following conditions exist, and permits access by a permanent private easement:
  - a. Access by easement would not compromise the goals of the zoning code to provide for adequate light, air and usable open space between structures; and
  - b. The dedication and improvement of a street is not necessary or desirable to facilitate adequate water supply for domestic water purposes or for fire protection, or to facilitate adequate storm drainage; and
  - c. The dedication and improvement of a street is not necessary or desirable in order to provide on-street parking for overflow conditions; and
  - d. No potential safety hazards would result from multiple access points between existing and future developments onto a roadway without curbs and with limited sight lines; and
  - e. There is no potential for extending the street system.
  - f. Minimum width of an easement shall be thirty (30) feet.

B. Minimum Setback Requirements.

1. Front yard minimum mean depth: 20 feet.
2. Side yard minimum mean width: 5 feet. The total of the two side yards shall be 15 feet. Side of building means the out face of any part of the building roof eaves.
3. Rear yard minimum mean depth: 20 feet.

C. Maximum land coverage by buildings:

1. Total: 35 percent.
2. Accessory buildings 50 percent of rear yard.

D. Maximum building height: two and one-half stories (2-1/2), but not more than 35 feet except that churches may exceed this height when approved by plan review (see Sections 10.68.030 and 10.68.040).

**10.15.060 Accessory Dwelling Units- Limitations and Regulations.**

1. Up to two accessory dwelling units are allowed on lots in the following configurations, given that the lot meets the minimum square footage laid out by Skagit County Department of Health to accommodate septic systems for the units:
  - a. One attached accessory dwelling unit and one detached accessory dwelling unit;

- b. Two attached accessory dwelling units; and
  - c. Two detached accessory dwelling units, which may be comprised of either one or two detached structures.
2. Accessory dwelling units may be sited along a lot line if the lot line abuts a public alley.
  3. Applicants must include one off-street parking spot per accessory dwelling unit.
  4. The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in the City of Hamilton's Critical Areas Ordinance or to a watershed serving a reservoir for potable water if that watershed is or was listed as impaired or threatened.