

17.34.070 Fencing and screening. Except for areas used for driveways, a solid masonry wall or chain link fence containing sight-obscuring slats shall be maintained along all lot lines. The maximum height of the fence cannot exceed eight feet. The fence constructed along any street side of the site shall be located to the rear of any required setback.

B. Required parking shall be provided and developed in accordance with the provisions of Chapter 17.60 of these regulations. (Ord. 963 §26(part), 1995; Ord. 822 §1(part), 1989)

17.34.080 Performance standards. Public utility facilities shall be operated in a manner which does not interfere with the normal use of the adjoining properties. Accordingly, the following performance standards shall be applicable to all such establishments:

A. Noise levels measured at property lines shall not exceed the levels prescribed in the noise regulations of the city.

B. The premises shall be kept clean and the operator shall insure that no trash or litter originating from the site is deposited on neighboring properties or on the public right-of-way.

C. No undesirable odors shall be generated from the site. (Ord. 963 §28(part), 1995; Ord. 822 §1(part), 1989)

Chapter 17.36

BOARDING AND ROOMINGHOUSES

Sections:

- 17.36.010 Purpose.
- 17.36.020 Conditional use permit--Required.
- 17.36.030 Design standards.
- 17.36.040 Performance standards.

17.36.010 Purpose. The purpose of this chapter is to provide standards to insure that residences used as boarding or roominghouses shall be compatible with surrounding neighbors and will not adversely impact the area in which such use is located. (Ord. 822 §1(part), 1989)

17.36.020 Conditional use permit--Required. A conditional use permit shall be required for all boarding and roominghouses. (Ord. 822 §1(part), 1989)

17.36.030 Design standards. A. No exterior alterations shall be made to the residential structure which will so change its appearance as to make it out of context with the surrounding dwellings.

B. All parking will be located in the rear yard area.

C. Parking standards shall be the same as for one bedroom or efficiency apartments.

D. Driveway locations and widths must meet standards established by the city and be reviewed by the department of planning and community development prior to the approval of the conditional use permit. (Ord. 822 §1(part), 1989)

17.36.040 Performance standards. Boarding and roominghouses shall be operated in a manner which does not interfere with the normal use of adjoining properties. If, in the opinion of the director of planning and community development, the provisions of the conditions of approval of the conditional use permit are being violated, such violations shall be grounds for reopening the conditional use permit hearing and the addition of conditions to correct the violations or, if the violations are severe enough, to consider revocation of the conditional use permit. (Ord. 822 §1(part), 1989)

Chapter 17.38

SECOND UNITS

Sections:

- 17.38.010 Allowed when.
- 17.38.020 Location criteria.
- 17.38.030 Inspection--Fee.
- 17.38.060 Development standards.

17.38.010 Allowed when. A resident property owner may construct a second unit on the same lot as an existing