

CITY OF OCEAN SHORES, WASHINGTON

ORDINANCE NO. 692

AN ORDINANCE DEALING WITH NONACCESSORY STRUCTURES
AND AMENDING CERTAIN PORTIONS OF THE ZONING CODE,
TITLE 17 OF THE OCEAN SHORES MUNICIPAL CODE

WHEREAS, the City Council has found that a revision to certain zoning sections of the Ocean Shores Municipal Code is necessary to adapt to the current needs of the City,

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OCEAN SHORES, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. A new section is added to Chapter 17.04 of the Ocean Shores Municipal Code, as follows:

17.04.371 Nonaccessory structures.

"Nonaccessory structure" means a shed-type structure, boat dock, steps, detached deck, fence, or other minor construction as defined in Section 19.04.150 herein (adopting by reference WAC 197-11-800), which is independent of any principal structure, and which may be erected on undeveloped real property within the city limits. For the purposes of this section, undeveloped real property is defined as real property, which does not contain a principal structure as defined in Section 17.04.441 herein.

Section 2. A new section is added to Chapter 17.50 of the Ocean Shores Municipal Code, as follows:

17.50.115 Nonaccessory structures - standards and application procedure.

Owners of undeveloped real property as defined in Section 17.04.371 may erect one (1) shed-type structure, and may construct a boat dock, steps, detached deck, fence, or other minor construction as defined in Section 19.04.150 herein. Said nonaccessory structure may be erected pursuant to the following conditions:

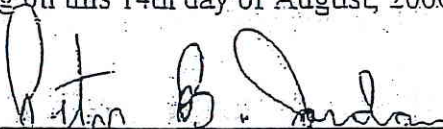
(A) The property owner shall complete a City of Ocean Shores nonaccessory structure application, which application shall include:

- (1) A completed SEPA checklist; and
- (2) A proposed site plan; and
- (3) Drawings and/or photographs of the proposed structure, including dimensions; and

(B) Nonaccessory sheds may not exceed eighty (80) square feet in area, and twelve (12) feet in height; and


- (C) Nonaccessory sheds may not have any permanent foundation, but must be securely anchored in a tie-down fashion; and
- (D) Nonaccessory sheds may have only one (1) window, and one (1) door, with no other wall penetration, no roof penetration, and no floor penetration; and
- (E) The exterior wall surface of nonaccessory sheds shall be constructed of wood; and
- (F) Nonaccessory sheds may not use electrical or plumbing fixtures and/or equipment, and may not hook up to electricity or plumbing; and
- (G) The roofs of all nonaccessory structures shall be constructed of wood or composition; and
- (H) Regardless of the actual zoning designation of the undeveloped real property, nonaccessory structures shall be subject to and conform with R-1 zoning setbacks and, if applicable, waterfront setbacks.
- (I) Nonaccessory structures must comply with all federal, state, and local laws and regulations.
- (J) Owners of undeveloped real property upon which an unpermitted nonaccessory structure exists shall make application as provided in Section 17.50.45 herein.
- (K) Violation of any of the provisions of this section shall result in summary abatement of any and all such structures. In the event abatement by the City of Ocean Shores occurs, the property owner shall be held responsible for all costs of abatement.

THIS ORDINANCE PASSED AND ADOPTED by the City Council of the City of Ocean Shores, Washington, at a regular open public meeting on this 14th day of August, 2000.



PETER B. JORDAN, Mayor

ATTEST:



DIANE J. GILNETT, City Clerk

APPROVED AS TO FORM:



JO-ELLEN THOMAS, City Attorney