

TOWN OF YARROW POINT

ORDINANCE NO. 679

**AN ORDINANCE OF THE TOWN OF YARROW POINT, WASHINGTON
AMENDING YARROW POINT MUNICIPAL CODE 17.16.040 REGARDING THE
EXCLUSION OF EAVES AND GUTTERS FROM THE REQUIRED SETBACK AREAS**

WHEREAS, the Town of Yarrow Point Town Council wishes to clarify that eaves, gutters, and other roof overhangs must be located outside of the Town's required setback areas; and

WHEREAS, the Planning Commission of the Town of Yarrow Point conducted a Public Hearing on May 22, 2017 on this matter; and

WHEREAS, the Planning Commission, following the outcome of the Public Hearing on May 22, 2017, recommends that the Council adopt the proposed amendment;

NOW THEREFORE,

**BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF YARROW POINT,
WASHINGTON AS FOLLOWS:**

SECTION 1. Yarrow Point Municipal Code 17.16.040.A is amended to include eaves and gutters in Subsection 1 as follows:

17.16.040 Setback requirements.

A. Applicability of Setback Restrictions.

1. Buildings, structures, garages, carports, eaves, gutters, large stored vehicles, and similar equipment may only be placed in the area enclosed by the setback lines.
2. The following things may be located without regard to setback restrictions:
 - a. Fences and hedges;
 - b. Plants and vegetation;
 - c. Low decks;
 - d. Boats less than six feet in height, including trailer height, regardless of length;
 - e. Paved areas;
 - f. Rockeries and retaining walls;
 - g. Underground structures;
 - h. Piers, pier houses and piling placed with reciprocal easement agreements;
 - i. Actively used licensed vehicles;
 - j. Swimming pools not exceeding the height of low decks.
 - k.
 - i. A trellis is permitted as part of the primary entrance to property within the setback area abutting a public right-of-way or a private lane provided same does not impede traffic visibility or pedestrian movement.
 - ii. A trellis shall conform to the following dimensions:

- (A) Shall not exceed eight feet in height above finished grade;
 - (B) Shall not exceed six feet in width;
 - (C) Shall not exceed three feet in depth;
 - (D) Shall not exceed a total of 18 square feet.
- iii. The trellis may be placed over a gate, walkway, or entrance, but shall not be placed over a driveway.
 - iv. There shall be a maximum of one trellis structure within a setback area per building lot.
 - v. The top and sides of the trellis structure must be 50 percent open.
- B. The setback from the shoreline of Lake Washington is 50 feet.
 - C. The setback from a public right-of-way is 25 feet.
 - D. The setback from a private lane provided to serve the lot or provided on the lot to serve other building sites is 25 feet.
 - E. The setback from a property line dividing private property is 10 feet.
 - F. The setback from a private lane on adjacent property which does not include rights of use by the lot in question is 10 feet.
 - G. The setback from a panhandle driveway is 10 feet. (Ord. 582 § 1, 2008; Ord. 549 § 1, 2005)

SECTION 2. Validity. If any section, paragraph, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Town Council hereby declares that they would have passed this Ordinance and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases may subsequently be found by competent authority to be unconstitutional or invalid.

SECTION 3. Effective Date. This Ordinance shall be published in the official newspaper of the Town, and shall take effect and be in full force five (5) days after the date of publication.

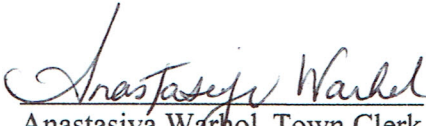
PASSED BY THE TOWN COUNCIL AT A REGULAR MEETING THEREOF ON THE
11th DAY OF July, 2017.

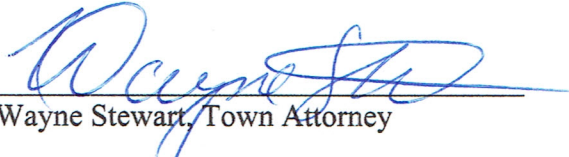



 Richard B. Cahill, Mayor

Attest/Authenticated:

Approved as to Form:


 Anastasiya Warhol, Town Clerk


 Wayne Stewart, Town Attorney