

ORDINANCE NO. 247-REVISED

AN ORDINANCE ADOPTING SET-BACK REQUIREMENTS AND PROVIDING FOR FRONT, SIDE AND BACK YARDS.

The Town Council of the Town of Granite Falls, Washington, do ordain as follows:

Section 1. The public interest requires, for the promotion of traffic safety, fire safety, preservation or furtherance of aesthetic considerations, promotion of adequate off-street parking and for the general welfare, that buildings within the town comply with setback requirements from property lines and that front, back and side yards be required.

Section 2. For the purpose of this ordinance, "Front yard" shall be deemed that portion of a lot or other tract of property lying between a structure and the right of way line of any street, and in the case of corner lots, there shall be two front yards. "Side yards" shall be that portion of a lot or tract lying between a building and the property lines intersecting with the street right of way, provided, that in the case of corner lots, there shall be one side yard which shall have as its exterior line one line which intersects the street right of way line other than at the corner and the other such area shall be the back yard. "Back yard" shall be the portion of a lot or tract lying between a building and the alley in case there is an alley, and where there is no such alley, the lot line not intersecting the street, except in the case of a corner lot. A front yard and back yard shall not be less than 20 feet in depth and a side yard not less than 5 feet in depth.

Section 3. (a) No building shall be placed or erected, any part of which will lie in any front yard, side yard or back yard as defined above. This provision shall pertain to all buildings regardless of the use for which such building is designed or put to use and whether or not such building constitutes the principal structure on the property or an accessory structure.

(b) No building or structure shall be placed or erected on any lot or parcel of land within the corporate limits of the Town of Granite Falls that would be higher, at its highest point than a ratio of one and one half feet in height for every one foot of set back for front and back yard. The height of building or structure shall not be higher at its highest point for the side yard set back, than that of a ratio of five (5) feet in height for every foot of set back.

(c) Chimneys and radio or television antennas may be excluded from this section.

(d) Any applicant for a building permit within the town may request a variance from the provisions of this section by following same procedure as in section five.

Section 4. In the event that the street or alley right of way line is indefinite or obscure, the measurement of the setback requirement shall be from the center of the street or alley as the same is improved and exists at the time of construction and there shall be added to the twenty feet that number of feet which equal one-half of the total width of the right of way as deeded or dedicated in the public records. If no such deed or dedication exists of record, the width of the street or alley shall be computed by measuring physically the width of that portion of the street or alley which is improved together with the shoulder area which is commonly employed by the public for parking, walking or other uses.

Section 5. Recognizing that due to existing buildings, the shape of sites or properties the applicability of the above regulations may be a hardship on a property owner or may result in a placing of a structure not in conformance with existing neighborhoods or uses, any applicant for a building permit within the town may request a variance from the provisions of this ordinance by applying to the Town Council for such variance, stating therein the reasons upon which request is based. There shall be attached to such application which shall be in writing three copies of a plot plan drawn substantially to scale showing the actual dimensions of the lot, tract or parcel and placement of any proposed buildings (together with existing buildings) in relation to all boundary lines and in relation to the street or alley rights of way lines and the lines of the improved portion of the roadway within any such right of way. The plot plan shall also show in exact detail all proposed parking spaces, proposed means of ingress to and from the street or alley. In addition, the applicant shall be required to furnish such other information as lawfully may be required by the Town Council.

Section 6. If the Town Council is satisfied that adequate provisions are made for parking, fire safety, traffic safety, safe ingress and egress to the street and alley and general conformity of the building placement with the line of other buildings, the Council shall endorse upon two copies of said building permit and plot plan its approval and shall return one copy so endorsed to the applicant and the other copy to the administrative official charged with enforcement of the building code, who shall then issue the building permit in conformance with the variance. The plot plan and building permit as endorsed and approved by the Town Council, with any provisions, shall be attached to the building permit and shall become the condition upon which the permit is issued.

Section 7. If any part or provision of this ordinance shall be adjudged illegal or unconstitutional, such adjudication shall not effect the validity of the remaining provisions of this ordinance.

Section 8. This ordinance shall become effective upon its passage and posting.

Passed at a regular meeting of the Town Council of Granite Falls on 13 April, 1977.

Attest: Ilene Larson
Town Clerk

Mayor:
Eugene E. Day

Certification

I certify the foregoing to be a true and correct copy of revised ordinance #247 as passed by the Town Council in open session on 13 April, 1977.

Ilene Larson, Clerk