

**Chapter 18.310**  
**NONRESIDENTIAL GENERAL PROVISIONS**

**Sections:**

- 18.310.010 Purpose**
- 18.310.020 Fence and Wall Standards**
- 18.310.030 Exceptions to Setback, Height, and Parking Standards**

**18.310.010 Purpose**

The purpose of this chapter is to provide standards that are broadly applicable to all nonresidential development including mixed-use development with or without a residential component allowed in commercial and industrial zones. (Ord. 18-28 §1; Ord. 18-23 §2)

**18.310.020 Fence and Wall Standards**

Fences and walls may be located within required setbacks. Fences and walls located within required setbacks are subject to the standards in this section. Fences and walls located outside required setbacks are subject to the applicable standards in Chapter 18.320, Commercial Zone Development Standards, or Chapter 18.330, Industrial Zone Development Standards.

- A. Fences and walls in a required front setback may be a maximum of 3 feet in height where abutting a local or neighborhood street and a maximum of 6 feet in height where abutting a collector or arterial street.
- B. Fences and walls in a required side, street side, or rear setback may be a maximum of 8 feet in height. Fences and walls 7 feet or more in height require a building permit.
- C. Fences and walls must meet vision clearance area requirements in Chapter 18.930, Vision Clearance Areas. (Ord. 18-28 §1)

**18.310.030 Exceptions to Setback, Height, and Parking Standards**

- A. Additional setbacks. Increased or different setbacks apply in the following situations:
  - 1. Where the ultimate right-of-way width, as shown in the Transportation System Plan, is wider than the current right-of-way width, required setbacks are measured from the ultimate right-of-way width.
  - 2. Where freestanding private communication and utility facilities that are accessory to an allowed use and not subject to the provisions of Chapter 18.450, Wireless Communication Facilities, are proposed, such facilities must be set back from all property lines a distance equal to or greater than the height of the facility. Freestanding communication or utility facilities include, but are not limited to, wind turbines and communication towers, antennas, and receivers.
- B. Exceptions to minimum setbacks.
  - 1. Required setbacks for all buildings, except garages, may be reduced for the purpose of preserving healthy noninvasive trees. Required front setbacks may be reduced by a maximum of 25 percent, and other required setbacks may be reduced by a maximum of 20 percent.

2. Cornices, eaves, belt courses, sills, canopies, or similar architectural features may project a maximum of 3 feet into a required setback provided the projection does not reduce the width of any setback to less than 3 feet.
3. Fireplace chimneys may project a maximum of 3 feet into a required setback provided the projection does not reduce the width of any setback to less than 3 feet.
4. Unroofed porches, decks, or balconies 3 feet or less in height may project into a required rear or side setback provided the projection does not reduce the width of any setback to less than 3 feet. Unroofed porches may project a maximum of 3 feet into a required front setback.
5. Unroofed landings or stairs may project into a required front or rear setback.

C. Exceptions to maximum height.

1. Building projections not designed for human occupancy are not subject to the building height limitations of this title. Building projections not designed for human occupancy include, but are not limited to, chimneys, spires, domes, elevator shaft housings, flag poles, and antennas and receivers not subject to the provisions of Chapter 18.450, Wireless Communication Facilities.
2. Buildings may be a maximum of 75 feet in height provided all of the following are met:
  - a. The total floor area of the building does not exceed 1.5 times the area of the site;
  - b. All setbacks are a minimum of 50 percent of the building height; and
  - c. The site does not abut a residential zone.

D. Exception to minimum parking. The minimum number of required off-street vehicle parking spaces may be reduced by 1 space for every 5 percent of effective tree canopy cover provided by preserved trees. The maximum reduction earned through tree preservation may not exceed 20 percent of the minimum number of required parking spaces for any one development. (Ord. 18-28 §1; Ord. 18-23 §2) ■