



Code Compliance
Services

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Common Code Enforcement
violations

- Accumulation of trash, junk, and debris
- Broken windows
- Repairing, restoring or dismantling of vehicles or machinery in the right of way
- Illegal grading
- Construction without building permits - patios, retaining walls, pools, garage conversions
- Home occupations operating without permits
- Inoperative, abandoned, vehicles on private property (driveways, front yards)
- Recreational vehicles (motor home, trailer, boat) stored on private property
- Parking on unpaved surfaces
- Unauthorized parking on private property

Shoreline Municipal
Code:
20.50.040
20.50.100
20.50.290
Revised Code of WA
46.61.075

05/2009

*Note: This handout is for
informational use only and is not
to be substituted for any Shoreline
Codes or Ordinances.*

KNOW YOUR CODE REQUIREMENTS

OUTSIDE STORAGE OF JUNK, TRASH AND DEBRIS

All outside storage of junk, trash and debris must be removed from property and disposed of properly. All storage must be in a sealed container and removed every two weeks. Any materials ordinarily not used outside may not be kept outside. This includes auto parts, furniture, appliances, tires, plastics, cardboard, paper, building materials, tree trimmings and dead vegetation.

INOPERATIVE MOTOR VEHICLES

An inoperative vehicle is one which is not equipped with all parts required to legally operate on public streets or one that cannot be driven under its own power. These vehicles cannot be stored outside a residence and must be removed from the property.

PARKING

Vehicles parked at a residence must be operable. Trailers, RV's, campers and boats belonging to the property owner may be parked on his or her property but cannot obstruct public right-of-ways, sidewalks, streets or alleys or any sight zone. Vehicles may be parked on a public street for up to 72 hours. They must be operable and have current plates and registration. Boats, trailers and recreational vehicles are not to be stored on City Right of Way.

ILLEGAL STRUCTURES

Houses, room additions or sheds over 200 square feet or over 10 feet high constructed without valid building permits are illegal, regardless of the age of the structures. Proper permits must be obtained and proper zoning setbacks must be met. Typical yard setbacks for single family residential zones are as follows:

Front/street: 20 feet from front property line

Side: 5 feet from property line to the eave; two sides together equal 15 feet.

Rear: 15 feet from rear property line

CARPORTS AND SHADE STRUCTURES

Carports and shade structures are addressed the same as a covered patio, the requirements of which are outlined in a Building Department handout. Engineered plans may be required. Zoning setbacks are required for any such structure.

COMMERCIAL EQUIPMENT AND VEHICLES

Commercial equipment and commercial vehicles cannot be parked or kept in a residential area. Commercial equipment and vehicles must be kept at a commercial location. This does not include a single commercially licensed automobile.

GRAFFITI

Business, commercial and residential property owners are responsible for graffiti removal from privately owned property. (See *Graffiti handout*)

BASKETBALL HOOPS

Basketball hoops must be kept on your property and are not allowed in the right-of-way, or to project into the right-of-way.

HOME OCCUPATION

Home occupation is a commercial use conducted entirely within the residence and conducted by family members residing in the home. The use does not alter the exterior, or affect the residential character of the neighborhood. There are no employees or foot traffic allowed at the residence. If there are employees a Home Occupation Permit may be required. (*See Home Occupation*)

SHEDS

Sheds over 200 square feet and over ten feet in height requires a building permit. All sheds must comply with zoning setbacks. (*See Accessory Structures*)

POSTING

Posting notices or other advertising on regulatory signs is prohibited. (STOP, Yield, etc.)

GRADING

Grading plans must be filed with and a grading permit must be obtained from the Building Department before beginning actual work on your property. Grading must be done according to the approved plan.

SPECIAL USE PERMIT

Special Use Permit allows a special exception in a zoning district, to do something that would not normally be allowed. To be approved, this special use permit must be in the best interest of the general public and must not be detrimental to the surrounding area.

VARIANCE

This is a request application to allow relief from requirements of the code for mitigating allowable standards, but is only allowed if a waiver of standards is denied.

ZONE CHANGE

A zone change allows certain activities to be conducted on a particular property parcel that were not previously permitted. Approval typically hinges upon the impact the activity will have on the surrounding community. Activities might include commercial or business uses, specific building densities and land uses.

PERMIT EXCEPTIONS

(*See Permit Exceptions*)

RIGHT OF WAY USE PERMIT

An individual is given and granted the right and authority to enter upon the right-of-way or public place for the purpose of performing the work and maintaining facilities described and approved by the City. This grant or privilege shall not be deemed a right of exclusive use of the subject property. It does not prohibit the City from granting other permits or rights of use of any nature to other public or private utilities, nor shall it prevent the City from use of any of its roads, streets, public places for any and all public use, or affect its jurisdiction over all or any part of them. (*See RIGHT-OF-WAY SITE PERMIT APPLICATION*)