

[Chapter 15.08 ZONING](#)

Section 15.08.400 Limitations on external effects of uses.

Every use shall be subject to all the requirements stated in this section.

A. Emission or Generation of Undesirable Effects. Every use shall be so operated that it does not emit an obnoxious or dangerous degree of fumes, dust, smoke or other form of air pollution, heat, glare or radiation, or noise.

B. Outdoor Storage and Waste Disposal. Unless otherwise specifically permitted, no highly flammable or explosive liquids, solids or gasses shall be stored in bulk above ground. Other outdoor storage facilities for junk yards, fuel, raw materials, and products, except for agricultural products, and permitted above grade waste disposal areas shall be enclosed by a fence or wall at least six feet in height and impervious to sight, adequate to conceal such facilities from adjacent property and the street unless expressly exempted by this chapter indicated by the use of the phrase, "need not be fenced", appearing after the use so exempted. Such wall or fence shall be constructed and maintained in such a way and of such materials as to be pleasing to the sight from the street.

No materials or wastes shall be deposited upon any property in such form or manner that they may be transferred off such property by natural causes or forces. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by, or otherwise be attractive to rodents or insects may not be stored outdoors unless put in closed containers.

No yard or other open space around an existing building or which is hereafter provided around any building for the purposes of complying with the provisions of this ordinance, shall be used for the storage of junk, building materials, debris, junk vehicles, or commercial equipment, and no other land shall be used for such purposes except as specifically permitted in this chapter.

Open storage of hay or other agricultural products shall be located not less than forty (40) feet from a public street, and fifty (50) feet from any dwelling on adjoining property.

C. Enclosure of Uses. Every use except for agriculture, and parks and playgrounds, unless expressly exempt in the regulations for the zone in which it is located, or which is clearly understood in context as a use which cannot be enclosed, shall be operated in its entirety within a completely enclosed structure; the exemption of a use from the requirement of enclosure will be indicated by the phrase, "need not be enclosed", appearing after any use exempted. Any use described in subsection B of this section exempted from being enclosed as provided in this chapter shall be fenced as provided therein unless similarly exempted. (Ord. 1-1985 § 7-2)