

Comments on Title 21

**Accessory buildings in required yard setbacks (21.45.030 Accessory Buildings)**

RE: A2. Sheds less than 150 sq. ft. and not attached to a foundation may be erected in a required setback.

Comments:

Limit the number of sheds less than 150 sq. ft allowed in setbacks. The intent of limiting accessory buildings in setbacks is being circumvented by placing multiple sheds in setbacks. These are either scattered about or placed like mini row houses often abutting property lines and creating eyesores, shading neighboring property, and often leading to storage sites. I understand why people want sheds but on large lots there is ample room to keep them out of setbacks.

Limit the allowable number of sheds less than 150-sq. ft. in setbacks to one in the rear yard and one in each side yard if no other variances have been granted for larger buildings. If larger buildings exist in setbacks then do not allow additional sheds.

**Stables and Stable Setbacks**

Comments

Make regulations for stables compatible with accessory buildings on large lots for properties with fewer than 4 large domestic animals. Currently a horse owner (fewer than 4 horses) is permitted to place stables of any size in a rear or front yard setback (within 25 feet of the property line). There is currently no definition of the size of a stable in Title 21. There is also no limit on the number of stables (only the number of horses is limited).

Meanwhile a property owner with no horses but in a similar zoning district is not permitted to place accessory buildings greater than 150 sq. ft. within a similar setback. This discriminates and violates the intent of setbacks, which should be maintained at 50' for front and rear yards and 25 feet for side yards.

Further, no mechanism is in place to remove stables from the setback if the property no longer harbors horses.

Therefore, limit stable size by defining stables to be less than 150 sq. ft. Permit only one stable of less than 150 sq. ft in a yard setback and do not permit it closer than 25 feet to any lot line.

There is no reason to give horse owners preferential property rights. If anything there is precedence for buildings housing large animals to have greater restrictions due to smell, flies, point source pollution etc. than sheds. And once stables are placed in the setback there will be no effective way to remove them if horses are no longer kept. This essentially rewrites the accessory building setbacks for large lot horse property. On horse property anyone can put up a shed, call it a stable and use it for whatever.