



TOWN OF ST. JOHN
PO Box 298 St. John, WA 99171-0298
(509) 648-3905

ORDINANCE NO. 282X

AN ORDINANCE AMENDING ORDINANCE NO. 166X RELATING TO ACCESSARY STRUCTURES BY IMPOSING CERTAIN RESTRICTIONS AND REQUIREMENTS THEREON AS SET FORTH HEREIN.

The Town Council of the Town of St. John do ordain as follows:

Section 1. Definitions: As used herein, the following terms shall have the meaning as set forth herein:

- a. **Accessory structure.** A structure or use incidental and subordinate to the principal use or structure and located on the same lot. Included within the foregoing definition, but not in limitation thereof, are those buildings commonly designated as garages and those buildings used to store items used in conjunction with the principal use of the structure located on said lot.
- b. **Lot.** A parcel of land under one ownership used or capable of being used under the applicable laws and ordinances of the Town of St. John, including both the building site and all required yards and open spaces. A "lot" need not necessarily coincide with the "lot" of record" which refers to land designated as a separate and distinct parcel on a legally recorded subdivision plat or in a legally recorded deed filed in the records of Whitman County.
- c. **Structure.** That which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.
- d. **Finished grade.** The average of the finished ground level at the center of all walls of an accessory structure.

Section 2. From and after the effective date of this ordinance, no accessory structure shall be built on any lot without a prior permit issued therefore by the building official of the Town of St. John. Any accessory structure shall be on the same lot as the permanent residential structure situated thereon.

Section 3. No accessory structure in a residential area shall be used for commercial purposes and no commercial business shall operate out of or within an accessory structure, except as maybe otherwise permitted under the applicable laws and ordinances in the Town of St. John.

Section 4. Outside material of any accessory structure shall be made of wood, brick, composition or metal. Provided, any metal used as siding or other outside covering over an accessory structure shall be of baked enamel coating and shall not be galvanized.

Section 5. Any accessory structure not physically attached to the primary residential structure shall be fully enclosed with access to the interior by doors meeting the requirements of the Uniform Building Code.

Section 6. Accessory structures shall not exceed a 4/12 pitch roof as measured from finished grade. The eaves of any accessory structure shall not exceed ten (10) feet in height when measured from finished grade. Any structure over 24 feet in width will require a special variance to be approved by the City Council.

Section 7. The provisions of this ordinance shall apply to all accessory structures located in areas zoned for residential purposes.

PASSED by the Town Council in regular meeting held on the 10th day of April, 2006, and signed by the Mayor and attested by the Town Clerk in authentication thereof.



Mayor

ATTEST:

By Linda J. Hayes

Clerk - Treasurer