



**BUILDING
DEPARTMENT
TIP SHEET**

**RESIDENTIAL ACCESSORY
USE REGULATIONS**

FENCES:

Fences are allowed on your property provided they meet the following conditions:

1. That in side and rear yards they may not exceed six feet in height and must be stepped down to not more than forty-two (42) inches at the front setback line;
2. That in front yards, the maximum height is forty-two (42) inches;
3. That on corner lots, for safety reasons, they be limited to thirty-six (36) inches for a distance of fifteen feet from the intersection of the property lines abutting the street and forty-two (42) inches the remainder of the front yard;
4. That when two adjoining properties have front yards of differing depths, any fence between the two properties shall not exceed forty-two (42) inches adjacent to the front yard of either dwelling;
5. Family care homes, mini day care centers and day care centers have different requirements. This information is available in the Planning and Building Department;
6. That any fence or hedge which does not conform to these regulations is required to have the approval of the Board of Adjustment.

GARAGES: (AND ACCESSORY BUILDINGS)

In the Residential Zones, are allowed as follows:

1. Attached or freestanding private garages, carports or combinations thereof may not exceed fifty (50) percent of the floor area of the principal structure, including the basement area. All single family residences, regardless of size, are allowed a minimum nine hundred and sixty (960) square foot private garage, carport or combination thereof. See Chelan Municipal Code for further information.
2. Other accessory buildings collectively may not exceed twenty-five percent (25%) of the floor area of the principal structure, excluding basement, not to exceed six hundred (600) square feet. Regardless of size of the principal structure, other accessory buildings collectively may be at least three hundred (300) square feet.
3. Must be in conformance with the height, setback and lot coverage requirements, except that detached accessory buildings adjacent to alleys shall maintain a minimum of a 5' side and rear yard setback.

4. One story buildings used as tool or storage sheds, playhouses, and similar used and which are not attached to existing buildings under two hundred square feet or less does not require a building permit.

SWIMMING POOLS:

In the Residential Zones, provided that the following conditions are met:

1. That the swimming pool must be located behind the front yard setback line;
2. That the swimming will not be located closer than five (5) feet from any rear or side property line;
3. That the swimming pool will be enclosed by a fence of not less than four (4) feet in height.

If You Have Questions....???

Call:

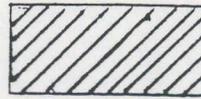
City of Chelan
Planning and Building Department
(509) 682-8017
or come by:

135 E. Johnson Ave.
8:00 a.m. - 5:00 p.m.

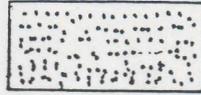
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BROCHURE MAY NOT BE COMPLETE AND IS SUBJECT TO CHANGE.

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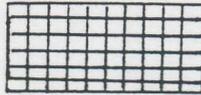
TYPICAL FENCE LOCATION AND HEIGHT REQUIREMENTS



6 FT. FENCE AREA
SIDE AND REAR YARD



42 IN. FENCE AREA
FRONT YARD



3 FT. FENCE AREA
STREET CORNER

RIGHT-OF WAY

STREET CENTERLINE

15 FT.

15 FT.

STREET CENTERLINE

