

OUTDOOR STORAGE FOR RESIDENTIAL ZONES

(Pursuant to MTMC 19.120.260)



What is meant by outdoor storage?

Outdoor storage is the “outdoor” (that is, not within an enclosed building) keeping of items for more than a 16-hour period. It does not include the display of artwork, holiday decorations, landscape figurines, stone sculptures, birdbaths, plant containers, and other landscape features or the placement of lighting fixtures and other functional equipment consistent with adopted city standards.

Is outdoor storage allowed?

Some types of outdoor storage are allowed under appropriate conditions, as summarized in this brochure.

What may be stored outdoors in residential zones?

The following items may be stored outdoors, subject to all applicable city codes (and not for commercial use, unless specifically allowed by code or permit):

- Vehicles, including recreational vehicles, in limited locations (see “Vehicles on Residential Property” brochure.)
- Dumpsters for temporary use (permit required)
- Garbage receptacles and recycling containers during the established pick-up period for such items
- Children’s play equipment (except that buildings or sheds for children’s play cannot be in the property setback area and must comply with other city standards)
- Cooking and culinary preparation equipment, such as barbecue grills
- Outdoor furniture, such as picnic tables, benches, chairs, and chaise lounges
- Soil, fertilizer, and properly maintained compost
- Construction materials (temporarily, to construct a project on the same property)

The following items may be stored outdoors if screened from the street and adjacent properties (and not for commercial use, unless specifically allowed by code or permit). Additional standards may apply.

- Firewood
- Lawn or garden care equipment
- Garbage receptacles and recycling containers
- Portable structures, such as tents, sheds, or animal shelters, that are *less than 80 feet square in area and have no wall taller than*

six feet at the highest point—so long as the structure is not located within a property “setback” area, is properly anchored, is not being used to store any form of flammable fuel, and meets all other applicable codes. (Required “setback” areas are described in another section of this brochure.)

These items cannot be stored outdoors:

- Materials that attract insects or vermin
- Attractive nuisances
- Hazardous materials
- Items of a type or size not associated with typical urban residential use (unless otherwise specifically allowed under city standards or a permit)
- Items for business or institutional use (unless otherwise specifically allowed under city standards or a permit)

What are required “setback” areas?

Setback areas are those areas at the outer part of a property where structures are not allowed by city code. The setback areas vary by type of zoning district and their location (at the front, side, or rear of the property). For the single family zoning districts (RS7200 or RS8400), setbacks are generally: 5 feet from each side of the property line, 15-20 feet from the front property line and 5-15 feet from the rear property line.

Specific details about setbacks for the zoning districts are provided in the Zoning Code. (You may also check with permitting staff.)



Are storage structures allowed?

Storage structures, whether portable or permanent, may be placed outdoors if they meet city standards. A permit is generally needed. (See “Accessory Buildings” brochure.)

CAVEAT: The language in this brochure is intended to provide helpful information, but shall not apply in any manner that conflicts with City codes. For questions, call 425.744.6267 or click the online “Anytime” resource at the City’s website: www.cityofmlt.com.

Questions?

City staff is happy to answer your questions, provide plot plans and assist you to obtain the permit.



For more information contact

Phone 425.744.6267

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www.cityofmlt.com

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This brochure is not intended to cover all situations nor to replace any code provision that may apply and may differ or conflict with this information. Contact City staff to discuss your specific project.
