

Utility Tarp Usage discussion

-Allowable usage of utility tarps in terms of coverage of stored items and in terms of structural coverage

Recommendations

Adding:

25-34 Exterior Structure

A~~~W

X. Utility Tarps. Utility Tarps used for weather protection may not exceed 30 days.

*Optional additional sentence:* Outdoor storage shall not be covered by utility tarp.

This could have extended language in terms of roofing, siding, windows, doorways, etc. The sentence on outdoor storage could be removed or altered

The purpose of this addition is to prevent the continual covering of roofing, windows, awnings etc. with utility tarp. Although we refer to tarping as non-permanent structure this addition would give us a specific code point to utilize in that enforcement.

Other municipalities have language revolving around what can be covered with tarps permanently.

Example outdoor storage section from a different city:

**308 Residential Outdoor Storage:**

**308.1 Purpose:** The purpose of this section is to define and regulate the outdoor storage of materials on residential property while maintaining the character and use intended for single family residential neighborhoods.

**308.2 Allowed residential outdoor storage:** For RC and R-1 zoned properties, a maximum of four hundred (400) square feet of area may be used for outdoor storage. For R-4, R-6, and R-8 zoned properties, a maximum of two hundred (200) square feet of area may be used for outdoor storage. For R-10 and R-14 zoned properties, a maximum of one hundred feet (100') of area may be used for outdoor storage. Outdoor storage in excess of the above requirements is not permitted in the City of Renton.

**308.3 Prohibited areas for outdoor storage:** Outdoor storage is prohibited on residentially zoned property in the following areas:

Front yards

Side yards

Slopes greater than fifteen percent (15%)

Designated open spaces or restricted areas

Critical areas, including wetland, streams and associated buffer areas

**308.4 Emergency access:** Outdoor storage areas shall not prevent emergency access to the residential structure or any other building.

**308.5 Business related storage:** Materials stored outdoors on residentially zoned properties shall not be owned by or used in any business or industry including a home occupation business.

**308.6 Height limitations:** Materials stored outdoors on residentially zoned properties shall be neatly stacked and not exceed a height of six feet (6'). Tarps may not be utilized for cover outdoor storage.

**308.7 Firewood:** Firewood must be split, neatly stacked, and intended for use on the premises on which it is stored. Tarps may be used to cover firewood.

**308.8 Membrane structures:** Membrane structures are considered outdoor storage, and subject to the location restrictions in section 308.3. Such structures shall not exceed two hundred (200) square feet in area. Membrane structures shall be immediately removed or repaired in the event of disrepair or in the event of damage caused by weather, fire, collision, accident, or other forms of damage. Tarps and makeshift covers are prohibited for this use.

**308.9 Prohibited materials:** Shipping containers and other similar storage units do not qualify as accessory buildings on residentially zoned properties, and are prohibited. Hazardous materials are also prohibited for outdoor storage on residentially zoned properties.