

First Reading: 9/6/2016

Second Reading: 9/20/2016

ORDINANCE NO. 961

**AN ORDINANCE OF THE CITY OF BENTON CITY,
WASHINGTON AMENDING BCMC CHAPTER 20.51.030
"ACCESSORY BUILDING -- SETBACK DIMENSIONS"**

WHEREAS, the City of Benton City has recognized that in some cases its municipal code regarding the rear setback requirements applicable to accessory buildings may make it difficult for property owners to build a covered rear porch and still comply with rear setback minimums. NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

Section 1. That Section 20.51.030 of the Benton City Municipal Code entitled "Accessory Building – Setback Dimensions" shall be and hereby is amended and shall read as follows:

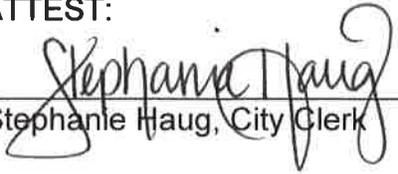
20.51.030 **Accessory Building – Setback Dimensions.** In any R district, accessory buildings shall observe any street frontage setback dimensions required by the district in which located. In any R district, an attached covered porch, being attached to the main building on one wall and open on the other three walls, may interject into the rear setback leaving a minimum 10 foot open setback to the rear property line. Except as specified elsewhere, a detached accessory building in any R district shall not exceed fifteen feet in height, shall not occupy more than thirty percent of the required rear yard, and shall not be closer than a minimum of ten feet from any other structure to allow for the passage of emergency vehicles or within a radius of ten feet from the vertical center line of any window in a dwelling on any adjacent lot. When located within any required rear yard area, a detached accessory building shall set back a minimum of five feet from rear property lines except that a detached accessory building may be built to the rear lot line in all instances when the rear of the lot abuts an alley. (Ord. 765, September 2003.)

Section 2. This Ordinance shall take full force and effect five (5) days after its approval, passage, and publication as required by law.

PASSED by the City Council of the City of Benton City, Washington, and approved as provided by law this 20 day of September, 2016.


Linda Lehman, Mayor

ATTEST:


Stephanie Haug, City Clerk

APPROVED AS TO FORM:


Leland B. Kerr, City Attorney