DCLU

Director's Rule 6-90

Applicant City of Seattle Department of Construction and Land Use	Page 1 of 2	Supersedes NA
	Publication 5/1/90	Effective 6/1/90
	Code and Section Reference 23.84.020J	
Subject Junk Storage Prohibited As An Accessory Use To Residential Uses	Type of Rule Code Interpretation	
	Ordinance Authority 3.06.040 SMC	
Index Land Use Code/Interpretation	Approved Dennis J McLerran	Date 5/17/90

Section 23.42.020A "Accessory uses" of the Seattle Land Use and Zoning Code provides in part that:

> A. Any accessory use not permitted by Title 23 or Title 24, either expressly or by the Director, shall be prohibited. The Director shall determine whether any accessory use on the lot is incidental to the principal use on the same lot, and shall also determine whether uses not listed as accessory uses are customarily incidental to a principal use.

Junk storage is defined in the Land Use Code at 23.84.020J as follows:

> "the temporary or permanent storage outdoors of junk, waste, discarded, salvaged or used materials or inoperable vehicles or vehicle parts. This definition shall include but not be limited to the storage of used lumber, scrap, metal, tires, household garbage, furniture, and inoperable machinery."

RULE:

Junk storage and the temporary or permanent outdoor storage of salvageable materials is not a permitted accessory use for any lot with a residential principal use.

REASON:

In connection with regular enforcement of the Land Use Code, the Director has consistenly determined that junk storage is not permitted as an accessory use to residential uses. Outdoor storage of junk and salvageable materials is not customarily incidental to a principal residential use. Documenting this determination in a single rule will provide for more effective enforcement of the rule.