Chapter 19.31
Residential Property Use Restrictions

Sections:
19.31.010 Enforcement of Zoning Regulations
19.31.020 One-family dwelling unit regulations
19.31.030 Single family and Multi Family homes in commercial areas

19.31.010 Enforcement of Zoning Regulations.
The following regulations shall apply to all residential dwellings regardless of the zone in which they are located and to all property in residential zones of the city. Authority for the enforcement of these provisions is found in Chapter 17.13 of the Lynden Municipal Code. Violation of these provisions may be subject to civil penalties and fines as provided in that chapter.

19.31.020 Residential Property Regulations.
A. Outside storage.
   1. Inoperable vehicles shall not be stored on the premises longer than thirty days (30) unless parked within an enclosed structure. Minor automotive repair on vehicles other than those registered to the occupant of the house is strictly prohibited. Automobile wrecking is also strictly prohibited.
   2. No more than five, currently licensed and/or operable passenger vehicles may be stored outdoors on any residential lot. Inoperable vehicles may not be stored in the front yard (refer to Section 19.31.020(A)).
   3. Lots greater than or equal to ten thousand square feet may store up to two recreational vehicles on the lot; provided however, they are not stored in the front yard and meet the requirements of Section 19.31.020 (B). A reasonable quantity of materials normally accessory to the primary residential use may be stored on the premises in areas other than required setback areas and open space. There shall be no outside storage of any other materials. Materials that attract rodents and other pests may not be stored on site unless properly enclosed.
   4. As per Chapter 8.04 of the Lynden Municipal Code, regular garbage / recycle pick-up is required. Garbage and recycling containers must be stored securely so as to avoid dispersal of materials on the property or neighboring properties.
   5. Mobile storage units or shipping containers are permitted for use during construction but must be removed within thirty days of final occupancy of the primary residence. No units greater than 8’ x 10’ are permitted in residential zones, other than during construction or for a period of up to 30 consecutive days within a six-month period to facilitate the moving in or
moving out of a residence. Units 8’ x 10’ or smaller may be placed on a lot for not more than six months during any two-year period and must be located in the rear yard.

B. Recreational Vehicles: Trailers or Motor Homes and Boats.

1. During summer months, one recreational vehicle may be kept on single family residential (RS) properties to allow for periodic use. Summer storage must be done according to the following standards:
   a. Recreational vehicles must be kept in a designated paved or gravel parking area. This may include areas located in front yards. RV storage shall not reduce the ability of the property to maintain the minimum number of code required on-site parking spaces. Parking any vehicle on lawns or in landscaped areas is not permitted.
   b. Recreational vehicles shall not be parked on City streets for longer than a 72-hour period. At no time may an RV create a dangerous visual barrier to drivers on City streets.
   c. Applicable dates of summer months include one week prior to the Memorial Day holiday until one week after the Labor Day holiday.

2. One RV trailer or one motor home and/or one boat may be stored on the premises only if such storage is not detrimental to surrounding properties.
   In determining whether such storage is detrimental to surrounding properties, the zoning official shall consider whether the storage:
      a. Is properly screened from adjoining properties either by landscaping, fencing or the erection of an approved storage facility.
      b. Shall not be covered or screened by utility tarps;
      c. Is on a lot greater than or equal to ten thousand square feet.
      d. Has ingress and egress without crossing a neighbor's property.

3. Trailers, trailer houses, campers, mobile homes, or motor homes shall not be used as living quarters at any time unless located in a duly authorized mobile home park or properly zoned area.

C. Animals.

No more than three of any species of common household pets, four months of age or older, shall be allowed per dwelling unit.
19.31.030 Single family and multi-family homes in commercial areas.

Commercial sales are prohibited in the setback areas when the property is used for living purposes. Off street parking for the residents shall meet or exceed the requirements in Chapter 19.51.