
8.58.060 Defensible space/hazardous fuel management requirements.

- A. Any person that owns, leases, controls, operates, or maintains any real property in the town shall continuously do the following:
1. Maintain immediately around and adjacent to any building or structure free of combustible materials. Combustible materials shall not be stored under decks and the area under decks shall be maintained free of vegetative material. Fencing material constructed of combustible material shall not be within five (5) feet from any structure. Only low-growing vegetation with high-moisture content, such as flowers and ground covers and green lawns, free of dead vegetative debris, shall be allowed within five (5) feet of any structure.
 2. Remove or prune flammable plants and shrubs near windows and under eave vents (a recommended no-planting zone).
 3. Clean roofs and gutters of dead leaves, debris, and pine needles. In addition to the management of combustible material around a structure, the following shall be required:
 - a. Replace or repair any loose or missing shingles or roof tiles to prevent ember penetration.
 - b. Provide and maintain a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other device that burns any solid or liquid fuel.

The screen shall be constructed of nonflammable material with openings that are not more than one-half inch.

4. Maintain an area adjacent to any structure with a one-hundred (100) foot fire break made by removing and clearing away all flammable vegetation or other combustible growth from the structure on each side thereof or to the property line, whichever is closer. Within the one hundred (100) foot fire break:
 - a. Weeds and dry grass shall be required to be mowed to a height of four (4) inches;
 - b. Ladder fuels (vegetation, brush, and small trees under mature trees) shall be removed;
 - c. Trees shall be pruned up to six (6) feet from the ground.

For shorter height trees, pruning shall not exceed one-third of the overall tree height. Tree placement shall be planned to ensure the mature canopy is no closer than ten (10) feet to the edge of the structure. Trees and shrubs shall be limited to small clusters of a few each to break up the continuity of the vegetation across the landscape. This subsection does not apply to single tree specimens, ornamental shrubbery, or similar plants which are used as ground cover and provided they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

5. Remove the portion of any tree which extends within ten (10) feet of the outlet of any chimney or stovepipe. Maintain any tree adjacent to or overhanging any structure free of dead and dying wood.
 6. Clear flammable vegetation on each side of a street or driveway for a horizontal distance of ten (10) feet and a vertical height of fourteen (14) feet. Cut vegetation within ten (10) feet of a street or driveway on the property to four (4) inches above the ground. The fire chief, or his or her designee, may require a distance greater than ten (10) feet. This applies to public and private driveway(s) and any public or private streets that border or bisect the property.
- B. No property owner shall permit on improved or unimproved parcel any accumulation of combustible materials, dead, dying, or diseased trees, or green waste within thirty (30) feet of the property line when such accumulation endangers or encroaches on the required defensible space for structures or buildings on an adjacent property. The fire chief, or his or her designee, may require a distance greater than thirty (30)

feet but not to exceed one hundred (100) feet when it is determined that the greater distance is necessary to provide defensible space for structures or building on an adjacent property.

- C. An unimproved parcel of one and one-half acres or less in size shall be required to provide fuel modification to the entire parcel. Fuel modification requirements shall consist of the following:
1. Weeds, dry grass, and brush are required to be mowed to a height of four (4) inches.
 2. Ladder fuels (vegetation, brush, and small trees under mature trees) shall be removed.
 3. Trees shall be pruned up to six (6) feet from the ground. For shorter height trees, pruning shall not exceed one-third of the overall tree height. Tree placement shall be planned to ensure the mature canopy is no closer than ten (10) feet to the edge of any structure.

Unimproved parcels greater than one and one-half acres in size shall be required to maintain a fuel break a minimum of thirty (30) feet from the property line. The fuel break requirements shall consist of the same requirements as an unimproved parcel of one and one-half acres or less.

- D. In the event, the fire chief, or his or her designee, finds that additional fuel management is necessary to significantly reduce the risk of transmission of flame or heat to adjacent properties and means of egress and ingress, the fire chief, or his or her designee, may mandate fuel modification of an area more or less than the preceding widths or heights of this section.
- E. On and after April 1, 2022, and prior to the transfer of ownership of a parcel from a seller to a buyer, or from one owner to another, the seller or owner shall first obtain a certificate of compliance from the town that the parcel is not in violation of this section prior to the transfer of ownership.
- F. Grazing animals (limited to goats and/or sheep) utilized for weed abatement may graze open and other appropriate areas of natural vegetation for a period not to exceed sixty (60) days in a calendar year.

(Ord. No. 614, § 1, 12-14-2021, eff. 1-13-2022; Ord. No. 609, § 1, 7-13-2021; Ord. No. 597, § 1, 9-8-2020; Ord. No. 581, § 1, 11-12-2019)