

20.50.010 Purpose.

The purpose of this subchapter is to establish basic standards for residential development at a range of densities consistent with public health and safety and the adopted Comprehensive Plan.

Residential development is permitted in the seven residential (R) zones (R-4, R-6, R-8, R-12, R-18, R-24, and R-48) and in all nonresidential zones.

The basic standards for residential development shall be implemented in conjunction with all applicable Code provisions. (Ord. 238 Ch. V § 1(A), 2000).

20.50.020 Standards – Dimensional requirements.

A. Table 20.50.020(1) specifies densities and dimensional standards for permitted development applicable in residential zones.

Table 20.50.020(2) specifies densities and dimensional standards for residential development in other zones.

Table 20.50.020(1) – Densities and Dimensions in Residential Zones

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Residential Zones							
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft
Min. Lot Area (2)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft
Min. Front Yard Setback (2) (3)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min. and 15 ft total sum of two	5 ft min. and 15 ft total sum of two	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (8)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%

SMC 20.50.040

I. Projections into Setback.

1. Projections may extend into required yard setbacks as follows, except that no projections shall be allowed into any five-foot yard setback except:
 - a. Gutters;
 - b. Fixtures not exceeding three square feet in area (e.g., overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems, and air duct termination; i.e., dryer, bathroom, and kitchens); or
 - c. On-site drainage systems.
2. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into setbacks, except into a side yard setback that is less than seven feet, provided such projections are:
 - a. Limited to two per facade;
 - b. Not wider than 10 feet;
 - c. Not more than 24 inches into a side yard setback (which is greater than seven feet); or
 - d. Not more than 30 inches into a front and rear yard setback.
3. Eaves shall not project more than:
 - a. Eighteen inches into a required side yard setback and shall not project at all into a five-foot setback;
 - b. Thirty-six inches into a front yard and/or rear yard setback.
4. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the rear and side property lines.
5. Uncovered porches and decks, which exceed 18 inches above the finished grade, may project:
 - a. Eighteen inches into a side yard setback which is greater than six feet, six inches; and
 - b. Five feet into the required front and rear yard setback.
6. Building stairs less than three feet and six inches in height, entrances, and covered but unenclosed porches that are at least 60 square feet in footprint area may project up to five feet into the front yard.
7. Arbors are allowed in required yard setbacks if they meet the following provisions:

In any required yard setback, an arbor may be erected:

 - a. With no more than a 40-square-foot footprint, including eaves;
 - b. To a maximum height of eight feet;
 - c. Both sides and roof shall be at least 50 percent open, or, if latticework is used, there shall be a minimum opening of two inches between crosspieces.
8. No projections are allowed into a regional utility corridor.
9. No projections are allowed into an access easement. (Ord. 515 § 1, 2008; Ord. 469 § 1, 2007; Ord. 352 § 1, 2004; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 1(B-3), 2000).