
RSF Zone

Permitted Land Uses

Single Family Residential

Building Height

30 feet and 25 feet wall height per SMC 17C.110.200

Density/Floor Area Ratio (FAR)

Minimum 4.0 du/acre; Maximum 10 du/acre

Development Standards

Per SMC 17C.110

Design Standards

Per SMC 17C.100

Per SMC 17C.110.415

Per SMC 17C.110.420

Landscaping

Landscaping per SMC 17C.110.255

Garden District PUD Standards

SF and MF uses per mixed zone
PUD SMC 17G.070.030A.5;
community buildings per SMC
17G.070.030A.1

No Change

No Change

No change except: (1) minimum lot
area 3,000 SF; (2) Zero Lot
frontage; (3) Minimum lot width 30
feet; (4) Setbacks- Front 0 feet,
side 5 feet, rear 5 feet, flanking
street 15 feet; (5) site coverage of
100%; (6) outdoor area is zero
replaced by community open
space; (7) parking of 1 space per
unit with approved joint parking

No Change

Pedestrian connections per
submitted plan

Outdoor spaces per plan.

No change

Landscaping and Screening

Per SMC 17C.200.040 Site Planting Standards

Street Frontage (SMC 17C.200.040A)

Street frontage planting Per Site Plan

Other property Perimeters (SMC 17C.200.040B)

Perimeter Planting Per Site Plan

Parking, Outdoor Sales, and Outdoor Display Areas; Section 3

For Purpose of this PUD, each building has a separate platted lot and parking lot for determining parking lot threshold size.

Completion and Bonding

Per SMC 17C.200.0090

Developer shall post an overall bond of \$10,000 for landscaping. No individual building permit bonds required.

Street Trees

Per SMC 17C.200.050.B

With Developer option to select tree types from Urban Forestry Program approved tree list

Parking and Loading

Per SMC 17C.

Street parking is not provided on all streets. On street parking is provided per the approved site plan.

Utilities

Single sewer/water services permitted for all multifamily and attached single family buildings with either a single or a manifold meter. City sewer and water permitted in alleys or private drives or streets by easement.