
RSF Zone

Garden District PUD Standards

Permitted Land Uses

Single Family Residential

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

Building Height

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

No Change

Density/Floor Area Ratio (FAR)

Minimum 4.0 du/acre; Maximum 10 du/acre

No Change

Development Standards

Per SMC 17C.110

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.

Design Standards

Per SMC 17C.100

No Change

Per SMC 17C.110.415

Pedestrian connections per submitted plan

Per SMC 17C.110.420

Outdoor spaces per plan.

Landscaping

Landscaping per SMC 17C.110.255

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.

Driveway depths to be less than 10' or greater than 18'.

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.