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)

Other property Perimeters (SMC 17C.200.040B)

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

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.