

Draft Suggestions for Amendments to SMC 17C.110 Residential Zones, 17A.020 Definitions and 17C.200 Site Planting Standards

Infill Housing Task Force

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ITEM 1 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strike~~through.

Section 17C.110.020 List of the Residential Zones

The full names, short names and map symbols of the single-family and higher density residential zones are listed below. When this chapter refers to the single-family residential zones, it is referring to the RA and RSF zones listed herein. When this chapter refers to the residential zones, or R zones, it is referring to the single-family residential and higher density residential zones in this chapter.

Full Name	Short Name/Map Symbol
Residential Agricultural	RA
Residential Single-family	RSF
<u>Residential Single-family Compact</u>	<u>RSF-C</u>
Residential Two-family	RTF
Residential Multifamily	RMF
Residential High Density	RHD

Section 17C.110.030 Characteristics of Residential Zones

- A. Residential Agriculture (RA).
The RA zone is a low-density single-family residential zone that is applied to areas that are designated agriculture on the land use plan map of the comprehensive plan. Uses allowed in this zone include farming, green house farming, single-family residences and minor structures used for sales of agricultural products produced on the premises.
- B. Residential Single-family (RSF).
The RSF zone is a low-density single-family residential zone. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story buildings characterize the allowed housing. The major type of new development will be attached and detached single-family residences. The RSF zone is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan.
- C. Residential Single-family Infill (RSF-C).
The RSF-C zone is a low-density single-family residential zone that is applied to areas that are designated residential 4-10 on the land use plan map of the comprehensive plan. It allows a minimum of four and a maximum of ten dwelling units per acre. One- and two-story attached and detached single-family residences characterize the allowed housing. The RSF-C zone allows lots as small as 3,000 square feet provided that the overall maximum density of the development does not exceed 10 units per acre. It is the intent of this zone to allow somewhat smaller lots in appropriate locations and to allow

new development to move closer to achieving the maximum density of the residential 4-10 designation. To promote compatible infill development, the design standards of Section 17C.110.310 are applied in this zone. The RSF-C zone shall only be implemented through a sub-area/neighborhood planning process (Staff note: See commentary below for discussion of alternative). The RSF-C zone is intended to be applied to parcels that are wholly or partially within one-quarter mile of a CC Core designated on the land use plan map of the comprehensive plan. The RSF-C zone may also be implemented on parcels that are adjacent to or across a street or alley from a zoning category that allows higher density uses than the RSF zone, including the RTF, RMF, RHD, Commercial, Center and Corridor and Downtown zones.

Ⓓ. E. Residential Two-family (RTF).

The RTF zone is a low-density residential zone. It allows a minimum of ten and a maximum of twenty dwelling units per acre. Allowed housing is characterized by one and two story buildings but at a slightly larger amount of building coverage than the RSF zone. The major type of new development will be duplexes, townhouses, row houses and attached and detached single-family residences. The RTF zone is applied to areas that are designated residential 10-20 on the land use plan map of the comprehensive plan. Generally, the RTF zone is applied to areas in which the predominant form of development is trending toward duplexes rather than single-family residences.

Ⓔ. F. Residential Multifamily (RMF).

The RMF is a medium-density residential zone. Allowed housing is characterized by one to four story structures and a higher percentage of building coverage than in the RTF zone. The major types of development will include attached and detached single-family residential, condominiums, apartments, duplexes, townhouses and row houses. The minimum and maximum densities are fifteen and thirty units per acre.

Ⓕ. G. Residential High Density (RHD).

The RHD is a high-density residential zone that allows the highest density of dwelling units in the residential zones. The allowed housing developments are characterized by high amount of building coverage. The major types of new housing development will be attached and detached single-family residential, duplexes, medium and high-rise apartments, condominiums (often with allowed accessory uses). The minimum density is fifteen units per acre; the maximum is limited by other code provisions (i.e., setbacks, height, parking, etc.).

Section 17C.110.040 Other Zoning Standards

The standards in this chapter state the allowed uses and development standards for the base zones. Sites with overlay zones, neighborhood plans, plan districts or designated historical landmarks are subject to additional standards. The official zoning maps indicate which sites are subject to these additional standards. Specific uses or development types may also be subject to standards in Part 3, Special Use Standards, of this division.

Section 17C.110.100 Residential Zone Primary Uses

A. Permitted Uses (P).

Uses permitted in the residential zones are listed in Table 17C.110-1 with a "P." These uses are allowed if they comply with the development standards and other standards of this chapter.

B. Limited Uses (L).

Uses permitted that are subject to limitations are listed in Table 17C.110-1 with an "L." These uses are allowed if they comply with the limitations as listed in the footnotes following the table and the development standards and other standards of this chapter. In addition, a use or development listed in Part 3 of this division, Special Use Standards, is also subject to the standards of those chapters. The paragraphs listed below contain the limitations and correspond with the bracketed [] footnote numbers from Table 17C.110-1.

C. Conditional Uses (CU).

Uses that are allowed if approved through the conditional use review process are listed in Table 17C.110-1 with a "CU." These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards and other standards of this chapter. Uses listed with a "CU" that also have a footnote number in the table are subject to the standards cited in the footnote. In addition, a use or development listed in Part 3 of this division, Special Use Standards, is also subject to the standards of those chapters. The conditional use review process and approval criteria are stated in chapter 17C.320 SMC, Conditional Uses.

D. Uses Not Permitted (N).

Uses listed in Table 17C.110-1 with an "N" are not permitted. Existing uses in categories listed as not permitted are subject to the standards of chapter 17C.210 SMC, Nonconforming Situations.

Table 17C.110-1					
Residential Zone Primary Uses					
Use is: P – Permitted N – Not permitted L – Allowed, but special limitations CU – Conditional use review required	RA	<u>RSF & RSF-C</u>	RTF	RMF	RHD
Residential Categories					
Group Living [1]	L/CU	L/CU	L/CU	L/CU	L/CU
Residential Household Living	P	P	P	P	P
Commercial Categories					
Adult Business	N	N	N	N	N
Commercial Outdoor Recreation	N	CU	CU	CU	CU

Commercial Parking	N	N	N	N	N
Drive-through Facility	N	N	N	N	N
Major Event Entertainment	N	N	CU	CU	CU
Office	N	N	N	CU[2]	CU[2]
Quick Vehicle Servicing	N	N	N	N	N
Retail Sales and Service	N	N	N	N	N
Mini-storage Facilities	N	N	N	N	N
Vehicle Repair	N	N	N	N	N
Industrial Categories					
High Impact Uses	N	N	N	N	N
Industrial Service	N	N	N	N	N
Manufacturing and Production	N	N	N	N	N
Railroad Yards	N	N	N	N	N
Warehouse and Freight Movement	N	N	N	N	N
Waste-related	N	N	N	N	N
Wholesale Sales	N	N	N	N	N
Institutional Categories					
Basic Utilities [3]	L	L	L	L	L
Colleges	CU	CU	CU	P	P
Community Service	L[4]/CU	L[4]/CU	L[4]/CU	P	P
Daycare [5]	L	L	L	L	L
Medical Center	CU	CU	CU	CU	CU
Parks and Open Areas	P	P	P	P	P
Religious Institutions	L[6]/CU	L[6]/CU	L[6]/CU	P	P
Schools	L[7]/CU	L[7]/CU	L[7]/CU	P	P
Other Categories					
Agriculture	L[8]	N	N	N	N
Aviation and Surface Passenger Terminals	N	N	N	N	N
Detention Facilities	N	N	N	CU	CU
Essential Public Facilities	CU	CU	CU	CU	CU
Mining	N	N	N	N	N
Rail Lines and Utility Corridors	CU	CU	CU	CU	CU

Wireless Communication Facilities [9]	L/CU	L/CU	L/CU	L/CU	L/CU
Notes: <ul style="list-style-type: none"> • The use categories are described in chapter 17C.190 SMC. • Standards that correspond to the bracketed numbers [] are stated in SMC 17C.110.110. • Specific uses and development may be subject to the standards in Part 3 of this division, Special Use Standards. 					

Commentary

Item 1 – Addition of RSF-C Residential Single Family Compact Zone

The RSF-C zone is proposed to be added to the list of zoning categories. This zone allows lots as small as 3,000 square feet provided that the overall maximum density of a proposed subdivision is consistent with the residential 4-10 land use plan map designation of the comprehensive plan. It is the intent of this zone to allow somewhat smaller lots so that the maximum density of residential 4-10 designation (10 units per acre) may be attained. To promote compatible infill development at the density allowed in this zone, the design standards of Section 17C.110.310 are required to be met in this zone.

The draft amendment proposes to allow the RSF-C zone to be applied to the Official Zoning Map through a sub area/neighborhood planning process. Such a process could result in a zone change of an area to RSF-C being adopted by the Plan Commission and City Council following a planning process.

As an alternative to adoption of a zone change following a planning process, the Infill Housing Task Force discussed the option of adoption of the RSF-C zone through a zone change application approved by the Hearing Examiner, subject to the location criteria identified in Section 17C.110.030.C . (see above).

The Infill Housing Task Force did not reach a consensus on the process that should be followed and suggests that the Plan Commission consider the options and make a recommendation to the City Council. The Plan Commission should consider input from the community in making a recommendation to the City Council.

ITEM 2 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strikethrough~~.

Section 17C.110.205 Density

A. Purpose.

The number of dwellings per unit of land, the density, is controlled so that housing can match the availability of public services. The density standards also allow the housing

density to be matched with the carrying capacity of the land. The use of density minimums ensure that in areas with the highest level of public services, that the service capacity is not wasted and that the City's housing goals are met.

B. Single-dwelling or duplex development. When single-dwelling or duplex development is proposed for some or all of the site, the applicant must show how the proposed lots can meet minimum density and not exceed the maximum density stated in Table 17C.110-3. Site area devoted to streets is subtracted from the total site area in order to calculate minimum and maximum density.

C. All other development. When development other than single-dwelling or duplex is proposed, minimum and maximum density must be met at the time of development.

D. ~~B.~~ Calculating Density.

The calculation of density for a subdivision or residential development is net area, and is based on the total area of the subject property, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities. Land within a critical area (see definitions under chapter 17A.020 SMC) may be subtracted from the calculation of density. When the calculation of density results in a fraction, the density allowed is rounded down to the next whole number. For example, a calculation in which lot area, divided by minimum unit area equals 4.35 units, the number is rounded down to four units.

E. ~~C.~~ Maximum Density.

The maximum densities for the single-family and multi-dwelling zones are stated in Table 17C.110-3. All new housing built, or converted from other uses, must be on sites large enough to comply with the density standards. The number of units allowed on a site is based on the presumption that all site development standards will be met. Maximum density is based on the zone and size of the site. The following formula is used to determine the maximum number of units allowed on the site:

-Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

÷ Maximum density from Table 17C.110-3;

= Maximum number of units allowed. If this formula results in a decimal fraction, the resulting maximum number of units allowed is rounded to the next whole number. Decimal fractions of .5 or greater are rounded up. Fractions less than .5 are rounded down.

F. ~~D.~~ Minimum Density.

The minimum density requirements for the single-family and multi-dwelling zones are stated in Table 17C.110-3. All subdivision is required to comply with the minimum density requirements of the base zone, unless modified by a PUD under SMC 17G.070.030(B)(2). A site that is nonconforming in minimum density may not move

further out of conformance with the minimum density standard. Minimum density is based on the zone and size of the site, and whether there are critical areas (see definitions under chapter 17A.020 SMC). Land within a critical area may be subtracted from the calculation of density. The following formula is used to determine the minimum number of lots required on the site.

- Square footage of site, less the area set aside for right-of-way and tracts of land dedicated for stormwater facilities;

÷ Minimum density from Table 17C.110-3;

= Minimum number of units required.

G. E. Unit/Area.

The maximum units per net lot area are stated in Table 17C.110-3. These provisions allow for one single-family residence per lot in the RA, ~~and~~ RSF, and RSF-C zones, one duplex per lot in the RTF and increases in the number units in the multifamily zones based on size of the lot.

H. F. Transfer of Density.

Density may be transferred from one site to another subject to the provisions of chapter 17D.070 SMC, Transfer of Development Rights, and chapter 17G.070 SMC, Planned Unit Developments.

Commentary

Item 2 – Density Purpose and Explanation

Section 17C.110.205 Density

Subsection B: The additional text indicates that an applicant must demonstrate compliance with minimum and maximum density limitations at the time of application for development of a site. An application for development of a site could be in the form of a subdivision or a building permit. Residential development and residential subdivisions are required to meet the both the minimum density requirements and the minimum lot size standards. As an example, in the proposed RSF-C zone, the minimum lot size is reduced to 3,000 square feet, an individual lot that small could not be created unless the maximum density of 10 units per acre standard is met for the whole subdivision.

Subsection C: The calculation of density on lots in the RMF and RHD zones is completed at the time of building permit application and is based on a division of the site area by the maximum and minimum lot area per dwelling unit allowed in the underlying zone.

Subsections E and F: The additional text clarifies the formula for calculating the minimum and maximum density.

ITEM 3 - ZONING CODE LANGUAGE

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Section 17C.110.208 Lot Dimension Standards

A. Purpose. These standards ensure that:

- Each lot has enough room for a reasonably-sized house and garage;
- Lots are of a size and shape that development on each lot can meet the development standards of the zoning code;
- Lots are not so large that they seem to be able to be further divided to exceed the maximum allowed density of the site in the future;
- Each lot has room for at least a small, private outdoor area;
- Lots are compatible with existing lots;
- Lots don't narrow to an unbuildable width close to the street;
- Each lot has adequate access from the street;
- Each lot has access for utilities and services;
- Lots are not landlocked;
- Lots are an appropriate size and shape so that development on each lot can be oriented toward the street as much as possible;
- The multi-dwelling zones can be developed to full potential;
- Housing goals for the City are met; and,
- To avoid having the garage door as the dominant feature of the front of a house on narrow lots.

B. Lot dimensions. Minimum lot dimensions are stated in Table 17C.110-3. Minimum lot dimensions for lots that will be developed with residential structures are stated in Table 17C.110-3.

C. Minimum lot width. Each lot must meet the minimum lot width standard stated in Table 17C.110-3. Lots that do not meet these regulations may be requested through a planned unit development.

D. Lot Access. If the lot abuts a public alley, then vehicle access shall be from the alley unless this requirement is waived by the planning director as provided in Section 17C.110.245.B. This requirement will be imposed as a condition of approval of the subdivision;

E. Garage Wall Limitation (*staff note: See definition of Garage Wall under Item 10, page 31). Lots in the RA, RSF, RSF-C and RTF zones must be configured so that development on the site will be able to meet the following garage limitation standards at the time of development:

1. Where these regulations apply. Unless exempted by Paragraph 2, below, the regulations of this subsection apply to garages on lots accessory to houses, attached houses, manufactured homes, and duplexes in the RA, RSF, RSF-C and RTF zones.

2. Exemptions.

a. Garages that are accessory to development on lots which slope up or down from the street with an average slope of 10 percent or more are exempt from the standards of this subsection.

b. Garages in subdivisions and PUDs that received preliminary approval prior to (the effective date of this ordinance) are exempt from the standards of this subsection.

c. On corner lots, only one street-facing garage wall must meet the standards of this subsection.

d. The garage wall limitation is not required on lots that are more than 36 feet wide.

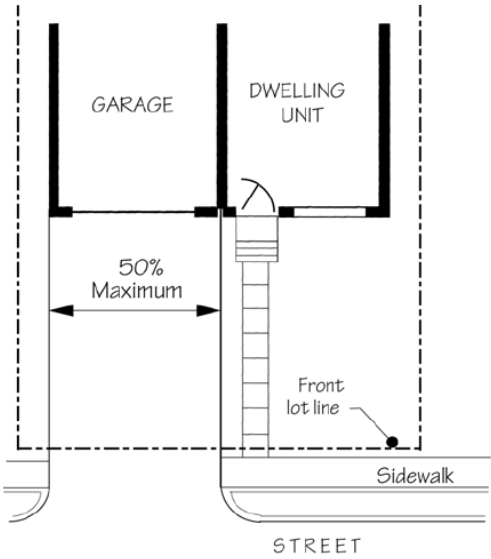
3. Standards.

a. The length of the garage wall facing the street may be up to 50 percent of the length of the street-facing building façade. See Figure 110-11. For attached houses, this standard applies to the combined length of the street-facing façades of each unit. For all other lots and structures, the standards apply to the street-facing façade of each unit.

b. Where the street-facing façade of a unit is less than 22 feet long, an attached garage is not allowed as part of that façade.

c. Modifications to the standards of this subsection are allowed through a planned unit development.

**Figure 110-11
Length of Street-Facing Garage Wall**



F. Minimum front lot line. Each lot must have a front lot line that meets the minimum front lot line standard stated in Table 17C.110-3. Lots that do not meet the minimum front lot line standard may be requested through a planned unit development.

G. Minimum lot depth. Each lot must meet the minimum lot depth standard stated in Table 17C.110-3. Lots that do not meet the minimum lot depth standard may be requested through planned unit development.

Commentary

Item 3 – Lot Dimension Standards and Purposes

Section 17C.110.208 Lot Dimension Standards

Subsection A: The additional bullet list provides purpose statements for the lot dimension standards of the residential zoning categories. They provide justification for the various standards for the development of residential lots.

Subsection B and C: This additional text provides necessary links to the zoning code table that contains the detailed lot dimension standards.

Subsection D: This additional text provides necessary links to the zoning code section that requires lot access to be from an alley. This proposed code revision requires access to lots from a public alley if there is one available. There is a link to another part of the zoning code that allows exceptions to this requirement in some cases. One of the purposes of this amendment is to avoid curb cuts through front yards that access parking/garages for houses. Such accesses

are usually out of character with the existing development pattern of a block and frequently create pedestrian safety issues.

Subsection E: This additional text limits the width of garage walls facing the street. The purpose is to avoid having the garage wall as the dominant feature of the front of a house. This is especially important for the narrow lots that are proposed to be allowed as a part of these amendments.

Subsection F and G: This additional text provides necessary links to the zoning code table that provides the standards for the length of the front lot line and minimum lot depth. Relief from these standards may be granted through the planned unit development process.

ITEM 4 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strikethrough~~.

Table 17C.110-3 Development Standards [1]						
Standard	RA	RSF	<u>RSF-C</u>	RTF	RMF	RHD
<u>Density and Lot Size Standards</u>						
Density – Maximum	<u>4,350</u> (10 units/acre)	<u>4,350</u> (10 units/acre)	<u>4,350</u> (10 units/acre)	<u>2,100</u> (20 units/acre)	<u>1,450</u> (30 units/acre)	--
Density – Minimum	<u>11,000</u> (4 units/acre)	<u>11,000</u> (4 units/acre)	<u>11,000</u> (4 units/acre)	<u>4,350</u> (10 units/acre)	<u>2,900</u> (15 units/acre)	<u>2,900</u> (15 units/acre)
<u>Minimum Lot Dimensions</u>						
	RA	RSF	<u>RSF-C</u>	RTF	RMF	RHD
Lot Area— Minimum	7,200 [2]	4,350 [2]		4,350 [3]	2,500	2,500
Unit/Area	1:7,200	1:4,350		1:2,2100	1:1,450	—
Lot Depth—	80 ft.	80 ft.		80 ft.	80 ft.	80 ft.

Minimum						
Lot Width— Minimum	40 ft.	40 ft.		40 ft. [4]	25 ft.	25 ft.
Lot Frontage	40 ft.	40 ft.		40 ft. [4]	25 ft. [4]	25 ft. [4]
<u>Lots to be developed with:</u>						
<u>Multi-Dwelling Structures or Development:</u>						
<u>Minimum Lot Area</u>					2,900 sq. ft.	2,900 sq. ft.
<u>Minimum Lot Width</u>					25 ft.	25 ft.
<u>Minimum Lot Depth</u>					70 ft.	70 ft.
<u>Minimum Front Lot Line</u>					25 ft.	25 ft.
<u>Attached Houses</u>						
<u>Minimum Lot Area [2]</u>	7,200 sq. ft.	4,350 sq. ft.	3,000 sq. ft.	1,600 sq. ft.	1,600 sq. ft.	none
<u>Minimum Lot Width</u>	40 ft.	40 ft.	36 ft.	36 ft. Or 16 ft. with alley parking and no street curb cut	Same	Same
<u>Minimum Lot Depth</u>	80 ft.	80 ft.	80 ft.	50 ft.	25 ft.	25 ft.
<u>Minimum Front Lot Line</u>	40 ft.	40 ft.	30 ft.	Same as lot width	Same as lot width	Same as lot width
<u>Detached Houses</u>						
<u>Minimum Lot Area [2]</u>	7,200 sq. ft.	4,350 sq. ft.	3,000 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	none
<u>Minimum Lot Width</u>	40 ft.	40 ft.	36 ft.	36 ft.	25 ft.	25 ft.
<u>Minimum Lot Depth</u>	80 ft.	80 ft.	80 ft.	40 ft.	25 ft.	25 ft.
<u>Minimum Front Lot</u>	40 ft.	40 ft.	30 ft.	30 ft.	25 ft.	25 ft.

<u>Line</u>						
<u>Duplexes</u>						
<u>Minimum Lot Area</u>				<u>4,200 sq. ft.</u>	<u>2,900 sq. ft.</u>	<u>none</u>
<u>Minimum Lot Width</u>				<u>25 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>
<u>Minimum Lot Depth</u>				<u>40 ft.</u>	<u>40 ft.</u>	<u>25 ft.</u>
<u>Minimum Front Lot Line</u>				<u>25 ft.</u>	<u>25 ft.</u>	<u>25 ft.</u>
	RA	RSF	<u>RSF-C</u>	RTF	RMF	RHD
Primary Structure						
Maximum Building Coverage						
Lots 5,000 sq. ft. or larger	40%	40% <u>2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.</u>	<u>2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.</u>	40% <u>2,250 sq. ft. +35% for portion of lot over 5,000 sq. ft.</u>	50%	60%
Lots 3,000-4,999 sq. ft.	1,500 sq. ft. + 37.5% (for portion of lot over 3,000 sq. ft.)					
Lots less than 3,000 sq. ft.	50%					
<u>Building Height</u>						
Maximum Roof Height [6]	35 ft.	35 ft.	35 ft.	35 ft.	35 ft. [7]	35 ft. [7]

Maximum Wall Height	25 ft.	25 ft.	25 ft.	25 ft.	30 ft. [7]	--
<u>Floor Area Ratio (FAR)</u>						
FAR Staff note: See commentary below for discussion of floor area ratio	0.5	0.5	0.5 [5]	0.5 [5]	--	--
<u>Setbacks</u>						
Front Setback [8] [9]	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Side Lot Line Setback – Lot width <u>more than</u> 40 ft. or wider	5 ft.					
Side Lot Line Setback – Lot width less than 40 ft. <u>or less</u>	3 ft.					
Street Side Lot Line Setback [8]	5 ft.					
Rear Setback [10] [11]	25 ft.	25 ft.	<u>15 ft.</u>	<u>15</u> 25 ft.	10 ft.	10 ft.
<u>Required Outdoor Area</u>						
<u>Required Outdoor Area for attached and detached houses</u>	<u>250 sq. ft.</u>	<u>250 sq. ft.</u>	<u>250 sq. ft.</u>	<u>250 sq. ft.</u>	<u>200 sq. ft.</u>	<u>48 sq. ft.</u>
<u>Minimum dimension (See 17C.110.223)</u>	<u>12 ft. x 12 ft.</u>	<u>12 ft. x 12 ft.</u>	<u>12 ft. x 12 ft.</u>	<u>12 ft. x 12 ft.</u>	<u>10 ft. x 10 ft.</u>	<u>7 ft x 7 ft.</u>
<u>Accessory Structures</u>						
Maximum Roof Height	30 ft.	20 ft.	<u>20 ft.</u>	20 ft.	35 ft.	35 ft.

Maximum Wall Height	30 ft.	15 ft.	<u>15 ft.</u>	15 ft.	35 ft.	35 ft.
Maximum Coverage [12]	20%	15%	<u>15%</u>	15%	See Primary Structure	See Primary Structure
Front Setback	20 ft. (Staff note: See commentary below for discussion of front setback for accessory structures.)					
Side Lot Line Setback – Lot width 40 ft. or wider [13]	5 ft.					
Side Lot Line Setback – Lot width less than 40 ft. [13]	3 ft.					
Street Side Lot Line [14]	20 ft.					
Rear [13]	5 ft.					
Rear with Alley	0 ft.					
<p>Notes:</p> <p>-- No requirement</p> <p>[1] Plan district overlay zone or SMC 17C.110.300, Alternative Residential Development, may supersede these standards.</p> <p>[2] Lots created through subdivision in the RA, <u>RSF</u> and the <u>RSF-C</u> zones are subject to the lot size transition requirements of SMC 17C.110.200(C).</p> <p>[3] Minimum lot size may be reduced to two thousand five hundred square feet for attached housing development only.</p> <p>[4] Minimum lot width and frontage may be reduced to twenty five feet for attached housing development only.</p> <p>[5] FAR may be increased to 0.65 for attached housing development only.</p> <p>[6] No structure located in the rear yard may exceed seventeen feet in height.</p> <p>[7] Base zone height may be modified according to SMC 17C.110.215, Height.</p> <p>[8] Attached garage or carport entrance on a street is required to be setback twenty feet from the property line.</p> <p>[9] See SMC 17C.110.220(D)(1), setbacks regarding the use of front yard averaging.</p> <p>[10] See SMC 17C.110.220(D)(2), setbacks regarding reduction in the rear yard setback.</p>						

[11] Attached garages may be built to five feet from the rear property line except, as specified in SMC 17C.110.225(C)(6)(b), but cannot contain any living space.

[12] Maximum site coverage for accessory structures is counted as part of the maximum site coverage of the base zone.

[13] Setback for a detached accessory structure may be reduced to zero feet with a signed waiver from the neighboring property owner, except, as specified in SMC 17C.110.225(C)(5)(b).

[14] The setback for a covered accessory structure may be reduced to five feet from the property line.

Commentary

Item 4 – Table 17C.110-3 Development Standards

Density – Maximum – A number is added for each zoning category that provides the amount that the site area is divided by to identify the maximum number of dwelling units allowed on a site. This provides a clearer way to define maximum allowed density. To determine the maximum density allowed on a site in the RSF zone with an area of 17,400 square feet, 17,400 is divided by 4,350, resulting in a maximum of 4 units. The maximum density of the various residential zoning categories is required to be consistent with the land use plan map designation of the Comprehensive Plan.

Density – Minimum - A number is added for each zoning category that provides the amount that the site area is divided by to identify the minimum number of dwelling units required on a site. This works in the same way as the maximum density, but it is used to determine the minimum density.

Lots to be developed with: The table has been modified to address the various types of housing that are allowed and the lot size, width and depth for each type of unit.

Lot Area, Width, and Depth: Changes are proposed to these standards in order to allow the development of smaller lots while maintaining compliance with the minimum and maximum density standards of the underlying zoning category.

Maximum building coverage – Task Force discussed changing the lot coverage standard. The existing formula drops lot coverage by about 5% when lot size exceeds 5,000 square feet. Amendment allows more building coverage for lots between 5,000 and 10,000 sq. ft.

Floor Area Ratio – Task Force discussed whether the FAR standard was necessary with lot coverage and other code standards.

Front Setback – Task Force discussed reducing the setback requirement for accessory structures to 18 feet.

ITEM 5 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~striketrough~~.

Section 17C.110.220 Setbacks

A. Purpose.

The setback standards for primary and accessory structures serve several purposes. They maintain light, air, separation for fire protection, and access for fire fighting. They reflect the general building scale and placement of houses in the City's neighborhoods. They promote options for privacy for neighboring properties. They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity. They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

B. Required Setbacks.

The required setbacks for primary and accessory structures are stated in Table 17C.110-3. Other setbacks may apply to specific types of development or situations. Setbacks for parking areas are stated in chapter 17C.230 SMC, Parking and Loading.

C. Extensions into Required Building Setbacks.

1. Minor features of a structure such as eaves, awnings, chimneys, fire escapes, bay windows and uncovered balconies may extend into a required building setback up to twenty-four inches. Bays and bay windows extending into the setback also must meet the following requirements:

- a. Each bay and bay window may be up to twelve feet long, but the total area of all bays and bay windows on a building facade cannot be more than thirty percent of the area of the facade.
- b. Bays and bay windows must cantilever beyond the foundation of the building; and
- c. The bay may not include any doors.

2 . Accessory Structures.

The setback standards for accessory structures are stated in Table 17C.110-3. Fences are addressed in SMC 17C.110.230. Detached accessory dwelling units are addressed in chapter 17C.300 SMC, Accessory Dwelling Units. Signs are addressed in chapter 11.17 SMC, Signs.

D. Exceptions to the Required Setbacks.

1. Setback Averaging.

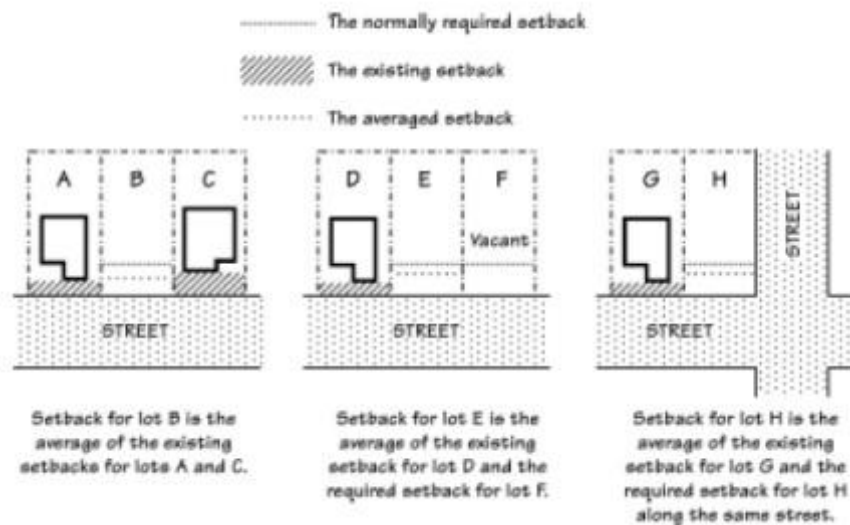
The front building setback is as provided in Table 17C.110-3 ~~fifteen feet~~, unless there exists residence on both sides of the subject property; or in the case of a corner lot the

lot to side in the same block. In this case, the setback is based on the average of the respective setbacks on the two adjoining lots, or one side of a corner lot. If one of the adjoining lots is vacant, the setback for the adjoining vacant lot for purposes of averaging is presumed to be as provided in Table 17C.110-3 ~~fifteen feet~~. The setback based on averaging shall not be greater than twenty feet.

2. The rear yard of a lot established as of May 27, 1929, may be reduced to provide a building depth of thirty feet.

3. Split Zoning.

Where a site is split between more than one zone and a building is proposed that will cross an internal lot line that is also a zoning line, no setbacks are required from that lot line.

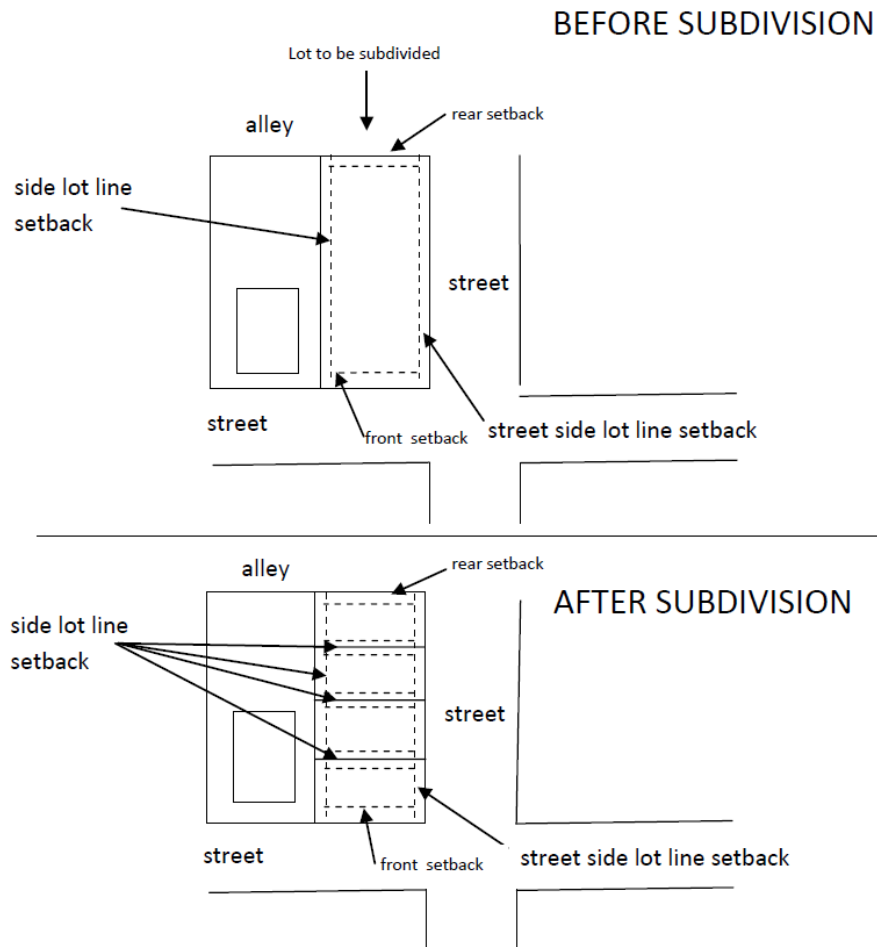


4. Setback – Corner Lot Subdivisions.

a. The planning director upon an application for a building permit, a subdivision, short subdivision, or a boundary line adjustment determines the building setback requirements for lots resulting from a corner lot subdivision. The determination of required building setbacks is based on:

- i. the purposes of the various setback requirements with respect to neighboring improvements, including setback averaging,
- ii. the platting pattern in the block,
- iii. the designation of front yards on the plat, if any

b. In general, the building setbacks for the lots that are created through a subdivision, short subdivision, or a boundary line adjustment shall remain consistent with building setbacks as required prior to the corner lot subdivision. The figures below will be used to guide the planning director decision.



Commentary

Item 5 – Setback Averaging and Setback – Corner Lot Subdivisions

Section 17C.110.220.D.1. Exceptions to the Required Setbacks

This amendment provides a link to the table that provides all of the dimensional standards for the Residential zones.

Section 17C.110.220.D.4. Setback – Corner Lot Subdivisions

This amendment provides the ability to subdivide corner lots while maintaining the existing building setbacks standards of the pre-existing platted lots. This will improve the compatibility of infill development with existing development. It will also allow improved development opportunities on lots created through subdivision of a corner lot, especially in the RHD zoning category.

ITEM 6 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strikethrough~~.

Section 17C.110.223 Required Outdoor Areas

A. Purpose.

The required outdoor areas standards assure opportunities in the Residential zones for outdoor relaxation or recreation. The standards work with the maximum building coverage standards to ensure that some of the land not covered by buildings is of an adequate size and shape to be usable for outdoor recreation or relaxation. The location requirements provide options for private or semiprivate areas. The requirement of a required outdoor area serves in lieu of a large rear setback requirement and is an important aspect in addressing the livability of a residential structure.

B. Required outdoor area sizes.

The minimum sizes of required outdoor areas per dwelling unit are stated in Table 17C.110-3. The shape of the outdoor area must be such that a square of the stated dimension will fit entirely in the outdoor area.

C. Requirements.

1. The required outdoor area must be a contiguous area and may be on the ground or above ground.
2. The area must be surfaced with lawn, pavers, decking, or sport court paving which allows the area to be used for recreational purposes. User amenities, such as tables, benches, trees, planter boxes, garden plots, drinking fountains, spas, or pools may be placed in the outdoor area. It may be covered, such as a covered patio, but it may not be fully enclosed area.

Commentary

Item 6 – Required Outdoor Areas

Section 17C.110.223

This amendment requires the provision of outdoor areas for attached and detached housing units. The standards for multifamily dwelling units are provided in SMC 17C.110.420. The purpose statement provides the justification for these standards.

ITEM 7 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strikethrough~~.

Section 17C.110.245 Parking and Loading

A. The standards pertaining to the minimum required and maximum allowed number of auto parking spaces, minimum required number of bicycle parking spaces, parking lot placement, parking lot setbacks and internal parking lot pedestrian connections are stated in chapter 17C.230 SMC, Parking and Loading.

B. Access to Parking.

1. Vehicular access to parking from an improved street, alley or easement is required if parking is required pursuant to chapter 17C.230 SMC, Parking and Loading.

2. Access to parking is permitted through a required front or street side lot line setback only if the planning director determines that one of the following conditions exists:

a. There is no alley in common usage that currently provides access to parking on the lot or to parking on adjacent lots in the same block; or (Staff note: See commentary below for discussion of access to parking.)

b. Existing topography does not permit alley access; or

c. A portion of the alley abuts a nonresidential zone; or

d. The alley is used for loading or unloading by an existing nonresidential use; or

e. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard.

Commentary

Item 7 – Parking

Section 17C.110.245.B Access to Parking

This proposed code revision requires access to lots from a public alley if there is one available. It also covers the exceptions to this requirement. Task Force discussed how this provision would be applied in situations where an alley is unimproved and where existing houses have driveways accessing the fronting street. The term “common usage” would allow some flexibility in the application of this requirement. If the alley doesn’t provide suitable access and is not “commonly” used, there is the ability to approve access through a required front or street side lot line setback. The Task Force also had questions about paving of unpaved alleys.

Provided that stormwater runoff is adequately addressed, the city does allow alleys to be graded and paved wholly or partially. If they are paved, alleys need to meet city design standards.

ITEM 8 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strikethrough~~.

Title 17C Land Use Standards

Chapter 17C.110 Residential Zones

Section 17C.110.300 Alternative Residential Development

A. Purpose.

The alternative development options allow for variety in housing while maintaining the overall character of a residential neighborhood. These options offer several public benefits. They allow development that is more diverse in size and type, allows for more opportunities for affordable housing and efficiency of city services.

B. General Requirements.

The alternative development options listed in this section are allowed as permitted uses unless specifically stated otherwise. The project must comply with all of the applicable development standards of this section. The project must also conform to all other development standards of the base zone unless those standards are superseded by the standards in this section.

Section 17C.110.310 Attached Housing, detached houses on lots less than 40 feet wide and duplexes

A. Purpose.

Attached housing, detached houses on narrow lots and duplexes allows for energy-conserving housing and a more efficient use of land. See definition of attached housing under chapter 17A.020 SMC.



B. Qualifying Situations.

Sites located in the RSF through the RHD zones. All lots must be under the same

ownership or a signed and recorded agreement to participate in an attached housing development must be submitted to the City by all property owners at the time of building permit application.

C. ~~Lot Dimensions~~ Development Standards.

Each attached house must be on a lot that complies with the lot ~~dimension~~ development standards in the base zone as provided in Table 17C.110-3, ~~except in the RTF zone the minimum lot size may be reduced to two thousand five hundred square feet and the minimum lot width may be reduced to twenty five feet.~~

D. Building Setbacks for attached housing.

1. Interior Lots.

On interior lots, the side building setback on the side containing the common wall is reduced to zero. The side-building setbacks on the side opposite the common wall must be double the side setback standard of the base zone.

2. Corner Lots.

On corner lots, either the rear setback or nonstreet side setback may be reduced to zero. However, the remaining street side lot line setback must comply with the requirements for a standard side or rear setback. See Figure 17C.110-A.



~~E. FAR.~~

~~The FAR for attached housing is as required in the base zone, except in the RTF zone it is 0.65.~~

F. E. Design Standards. This section is subject to the provisions of SMC 17C.110.015, Design Standards Administration.

1. A multi-family residential building ~~Attached housing~~ of three or more units ~~is~~ are subject to the design standards of SMC 17C.110.400.

2. For detached houses on lots 40 feet or less wide and attached housing and duplexes in the RSF, RSF-C, RTF, RMF and RHD zones, the following design standards must be met:

a. All street-facing facades must have landscaping along the foundation. There must be at least one three-gallon shrub for every 3 lineal feet of foundation. (R)

b. Sixty percent of the area between the front lot line and the front building line must be landscaped. At a minimum, the required landscaped area must be planted with living ground cover. Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians. Examples include walkways, play areas, or patios. (R)

c. Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged.(P)

d. Front facade. Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building. (R)

e. Duplexes and attached houses on corner lots should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street. (R)

f. Detached houses on lots forty feet or less wide and both units of a duplex or attached houses must meet the following standards to ensure that the units have compatible elements. Adjustments to this paragraph are prohibited, but modifications may be requested through a design departure. The standards are:

i. Entrances. Each of the units must have its address and main entrance oriented toward a street frontage. Where an existing house is being converted to two units, one main entrance with internal access to both units is allowed. (R)

ii. Each unit must have a covered, main entry-related porch or stoop area of at least 50 square feet with no dimension less than 5 feet. (R)

iii. Buildings must be modulated along the public street at least every 30 feet. Building modulations must step the building wall back or forward at least 4 feet. (R)

iv. Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone. (P)

v. Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. (P)

g. Garages are subject to the garage limitation standards of section 17C.110.208.E. (R)

~~G.~~ F. Number of Units.

1. RA, RSF and RSF-C Zones.

A maximum of two houses may be with a common wall. Structures made up of three or more attached houses are prohibited unless approved as a planned unit development.

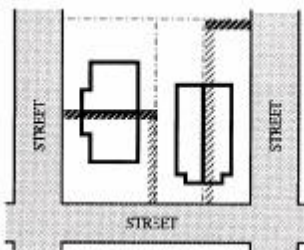
2. RTF Zone.

Up to eight attached houses may have a common wall. Structures made up of nine or more attached houses are prohibited unless approved as a planned unit development.

3. RMF and RHD zones.

There is no limit to the number of attached houses that may have common walls.

**Figure 17C.110-A
Side and Rear Setbacks on Corner Lots – Attached Housing**



On corner lots, either the rear setback or the nonstreet side setback can be reduced to zero. However, the remaining nonstreet setback must comply with the requirements for a standard rear setback.

----- Rear lot line
———— Nonstreet side lot line

Commentary

Item 8 – Section 17C.110.310 Attached Housing and duplexes

Section 17C.110.310 Attached Housing, and detached houses on lots less than 40 feet wide and duplexes

Subsection A: This is a change to the section title to reflect that this section of the code applies to detached houses on lots less than 40 feet wide and duplexes as well as attached housing.

Subsection C: This subsection is changed to provide a clearer link to the table that shows the lot development standards.

Subsection D: This subsection is changed to clarify unique building setbacks for attached housing.

Subsection E: This subsection is deleted. All of the applicable dimensional development standards are addressed in subsection C which provides a direct link to the development standards table, Table 17C.110-3.

New Subsection E: This subsection is renumbered and provides new design standards for detached houses on lots less than 40 feet wide and attached housing and duplexes in the RSF, RSF-C and RTF zones. The new standards include: landscaping; standards for the appearance of the units including entrance orientation, a requirement for a main entry-related porch, exterior finish materials and trim, etc. The Task Force expressed concern over rigid design standards. The Design Standard Administration section of the zoning code provides some opportunity for flexibility for those design standards followed by the presumption (P) suffix. Presumptions indicate that the City is open to design features that are equal to, or better than, that stated — so long as the purpose is satisfied. Those followed by the (R) suffix are not discretionary.

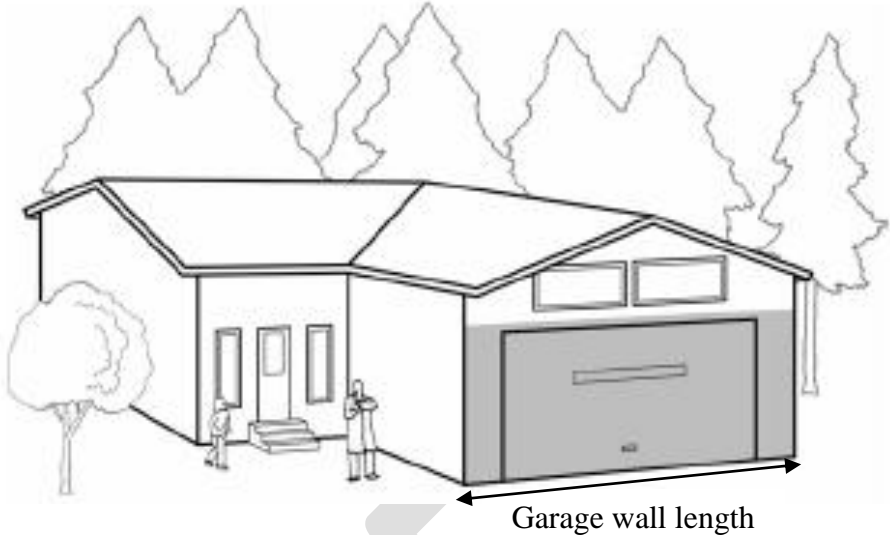
Renumbered Subsection F: As a result of earlier renumbering, this section is renumbered from G. to F.

ITEM 9 - ZONING CODE LANGUAGE

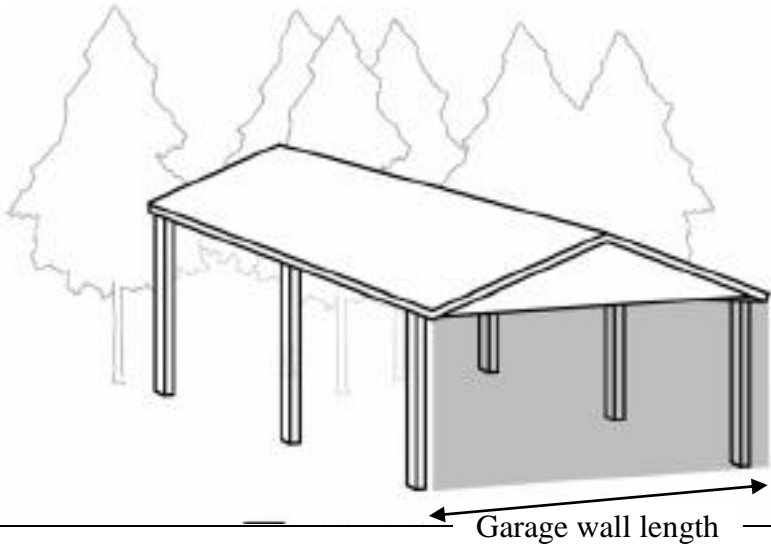
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Section 17A.020.070 “G” Definitions

- B. Garage Wall Length.
The garage wall length is determined by measuring the length of the specific side of a structure that is backed by garage space. The garage wall length is not limited to the length of the garage door; it includes all the length on the specified side of a structure between the walls of the garage (see figure ...). For carports, the garage wall length is determined by measuring the length extending from the outer edges of the roof. (See figure)



DRAFT



Commentary

Item 9 – Garage Wall Length Definition

Section 17A.020.070 “G” Definitions

Garage Wall Length.

A definition of garage wall area is added. The draft code includes limits on the length of the garage wall in Section 17C.110.208.E.

ITEM 10 - ZONING CODE LANGUAGE

Language **added** is underlined. Language **deleted** is shown in ~~strikethrough~~.

Section 17C.200.040 Site Planting Standards

Sites shall be planted in accordance with the following standards:

A. Street Frontages.

1. The type of plantings as specified below shall be provided inside the property lines:

a.....

e. along all RA, RSF, RTF, RMF, and RHD zones, except for attached and detached single-family residences and duplexes: six feet of L3 open area landscaping, including street trees as prescribed in SMC 17C.200.050. For residential development along principal and minor arterials, a six-foot high fence with shrubs and trees may be used for screening along street frontages. The fence and landscaping shall comply with the standards of SMC 17C.120.310 for the clear view triangle and must be placed no closer than twelve feet from the curb line. A minimum of fifty percent of the fence line shall include shrubs and trees. The landscaping is required to be placed on the exterior (street side) of the fence.

2.....

B. Other Property Perimeters.

Except for attached and detached single-family residences and duplexes, ~~A~~ a planting strip of five feet in width shall be provided along all other property lines except where buildings are built with no setback from the property line or where a parking lot adjoins

another parking lot. The type of planting in this strip varies depending upon the zone designation of the properties sharing the property line (with or without an intervening alley) as indicated in the matrix below. Where properties with dissimilar zones share a common boundary, the property with the more intense zone shall determine the required type of planting. The owners of adjacent properties may agree to consolidate their perimeter plantings along shared boundaries. Therefore, instead of each property providing a five-foot wide planting strip, they together could provide one five-foot wide planting strip, so long as the required planting type, as indicated in the matrix, is provided.

Types of landscaping to be provided in planting strips alongside and rear property lines:

Commentary

Item 10 – Site Planting Standards

Section 17C.200.040 Site Planting Standards

This amendment exempts single family residences and duplexes from the street frontage and perimeter landscaping requirements. Clarification is added to subsection A.1.e. so that it is clear that the exemption applies to attached and detached residences. In subsection B., single family residences and duplexes are exempted from providing a five wide landscaping strip along property lines.
