

18.05.020 Districts designated.

For the purposes of the Code, the city is divided into zoning districts designated as follows:

District	Symbol	Comprehensive Plan Designation
Residential 20,000	R-20	Single-family Low
Residential 15,000	R-15	Single-family Low
Residential 12,000	R-12	Single-family Medium
Residential 10,000	R-10	Single-family Medium
Residential 7,500	R-7.5	Single-family Medium
Residential 6,000	R-6	Single-family High
Residential 5,000	R-5	Single-family High
Multifamily-10	MF-10	Multifamily Low
Multifamily-18	MF-18	Multifamily High
Multifamily-24	MF-24	Multifamily High
<u>Multifamily Cottage</u>	<u>MF-C</u>	<u>Overlay</u>
Neighborhood Commercial	NC	Commercial
Community Commercial	CC	Commercial
Regional Commercial	RC	Commercial
Mixed Use	MX	Commercial
Downtown Commercial	DC	Commercial
Light Industrial	LI	Industrial
Heavy Industrial	HI	Industrial
Business Park	BP	Industrial
Light Industrial/Business Park	LI/BP	Light Industrial/Business Park
Neighborhood Park	NP	Park
Special Use Park	SU	Park
Open space/Green space	OS	Open space / Green space

18.05.040 Residential and multifamily zones

- I. MF-10 Multifamily Residential-~~10~~. This zone provides for a diversity of ~~attached~~ dwellings such as duplexes, triplexes, fourplexes, rowhouses, and apartment complexes, with a density of up to ten units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone can also serve as a transition between commercial and residential zones.
- J. MF-18 and MF-24 Multifamily Residential-~~18~~. ~~This~~ese zones ~~is~~is-are intended to provide for ~~attached~~ dwellings such as ~~duplexes, triplexes, fourplexes,~~ rowhouses and apartment complexes ~~with a density of eighteen units per acre~~. It is desirable for ~~this~~these zones to be adjacent to parks and multi-modal transportation systems. ~~The~~ese zones ~~also serves~~ as a transition between commercial and residential zones.
- K. MF-C Cottage. This is an overlay zone, which is intended to increase the housing supply and style choices for smaller, single-level dwellings. It is desirable that cottages are designed to include unique architectural elements such as a front porch, steep-pitch gable roof, and a recessed garage; and to accommodate those with mobility impairments. This overlay zone may be utilized within multi-family zones only, and upon approval of a zoning district change.
- ~~MF-24 Multifamily Residential-24. This zone is intended to provide for attached dwellings such as duplexes, triplexes, fourplexes, rowhouses and apartment complexes with a density of twenty-four~~

units per acre. It is desirable for this zone to be adjacent to parks and multi-modal transportation systems. This zone also serves as a transition between commercial and residential zones.

18.09.040 Table 2—Density and dimensions—Single-family residential zones¹.

Density and Dimensions for Single-family Residential Zones¹

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet) ⁵	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
Maximum building lot coverage	45%	40%	40%	35%	30%	30%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
B. Density Transfer Lots¹							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet) ⁴	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet) ¹	40	50	60	60	70	80	90
Minimum lot depth (feet) ¹	80	80	80	90	90	100	100
Maximum building lot coverage	45%	40%	40%	40%	35%	35%	30%
Maximum building height (feet) ³	35	35	35	35	35	35	35
The following standards of (C) and (D) are not zone specific.							
C. Setbacks based on average lot sizes (not zone specific)²	Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 9,999 sq. ft.	10,000 to 11,999 sq. ft.	12,000 to 14,999 sq. ft.	15,000 to 19,999 sq. ft.	20,000 or more sq. ft.
Minimum front yard (feet)	15	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40
D. Maximum building lot coverage based on lot sizes.	45%	40%	40%	40%	40%	40%	40%

Notes:

1. For additional density provisions, see CMC Sections ~~18.09.060~~ 18.09.060 through ~~18.09.180~~ 18.09.180
2. Setbacks may be reduced to be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.
3. Maximum building height: three stories and a basement, not to exceed height listed.
4. For parcels with an existing dwelling, a ~~one-time~~ one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.
5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.

18.09.050 Table 3—Density and dimensions for multifamily residential zones

	MF-10	MF-10	MF-18	MF-18	MF-24	MF-24	MF-C Overlay
Density							
Maximum density (dwelling units per gross acre)	10	14	18	20	24	24	<u>18</u>
Minimum density (dwelling units per gross acre)	<u>6.0</u>		<u>6.0</u>		<u>6.0</u>		<u>6.0</u>
Standard lots							
Minimum lot area (square feet)	<u>5,000</u>	3,000	<u>5,000</u>	2,100	<u>5,000</u>	1,800	<u>None</u>
Minimum lot area per dwelling unit (square feet)	<u>4,350</u>	3,000	<u>2,420</u>	2,100	<u>1,815</u>	1,800	-
Minimum lot width (feet)	<u>50-30</u>	20	<u>50-20</u>	20	<u>50-20</u>	20	<u>0</u>
Minimum lot depth (feet)	<u>90-70</u>	75	<u>90-60</u>	70	<u>90-60</u>	65	<u>0</u>
Maximum gross floor area (GFA) per dwelling unit (square feet)	<u>No max</u>		<u>No max</u>		<u>No max</u>		<u>1,000</u> ^{Note 4}
Setbacks							
Minimum front yard/at garage front (feet)	<u>15/18</u>	15	<u>15-10/18</u>	10	<u>15-10/18</u>	10	<u>0/18</u>
Minimum side yard (feet)	<u>10-3</u> ^{Note 1}	5	<u>10-3</u> ^{Note 1}	5	<u>10-3</u> ^{Note 1}	5	<u>0</u>
Minimum side yard, flanking a street (feet)	15	15	15	15	15	15	<u>15</u>
Minimum rear yard ²	10	10	10	10	10	10	<u>0</u>
Lot coverage							
Maximum building lot coverage	<u>45-55%</u>	55%	<u>55-65%</u>	65%	<u>65-75%</u>	75%	<u>Building coverage is limited by a minimum of 200 sq. ft. of useable yard adjacent to each dwelling unit.</u>
Building height							
Maximum building height (feet) ³	35 ^{Note 2}	35	<u>45</u> ^{Note 2}	45	45 ^{Note 2}	45	<u>18</u> ^{Note 3}

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Notes:

1. ~~For single-family attached housing, the setback for t~~he non-attached side of a dwelling unit shall be five-three feet, otherwise a zero-lot line is assumed.
2. ~~For single-family attached housing, the R-zone property setback for the nonattached rear of a dwelling unit shall be ten feet, except abutting MF, where the rear yard may be no less than ninety percent of the adjacent zone.~~
2. Maximum building height: three stories and a basement but not to exceed height listed above.
3. Maximum building height: one story and a basement but not to exceed height listed above.
4. GFA in this instance does not include covered porches or accessory structures as defined per CMC18.17.040.