

Submitted By:
Steve Willard
at October 7, 2013
City Council
meeting

MINIMUM DENSITY NOT REQUIRED
UNDER GMA. DEFERENCE TO CITIES.
NO BRIGHT LINE. 90% OF CITIES
HAVE NO MINIMUM DENSITY IN ZONING

BASED ON THE IMPROVEMENTS IN
THE LDC UPDATE GREATER
DENSITIES ARE ACHIEVABLE ON
A MARKET DRIVEN APPROACH IN
INFILL.

DEVELOPERS WILL OVERALL
NATURALLY TRY TO ACHIEVE DENSITY
TO AMORTIZE THE COST OF
URBAN IMPROVEMENTS....

WHERE POSSIBLE ∇ ∇
∇ ∇

EXCEPT WHERE BARRIERS EXIST
TO DOING SO... STREAMS, WET LANDS
AIRPORT OVERLAY, PARCEL SHAPE,
PROPERTY OWNERSHIP, STREETS,
EXISTING SUBDIVISIONS, IRRIGATION
CANALS.

GMA AND URBAN DENSITIES

Memo from Alan Marriner, Assistant City Attorney, City of Bellingham

The apparent "bright line" rule of 4 dwelling units per acre was overturned by the State Supreme Court in *Viking Properties v. Holm*, 144 Wn.2d 112, 129 (August 2005). In that case, the Court held the growth boards did not have the authority to adopt a "bright line" minimum urban density of four dwelling units per acre.

MORE IMPORTANTLY TO WHIT;
90% OF THE CITIES PLANNING UNDER
GMA HAVE CORRECTLY CHOSEN TO
NOT ADOPT MINIMUM DENSITIES,
≡
ALLOWING LARGE LOTS IN THEIR
PLANNING ORDINANCES. MINIMUM
DENSITY HAS BEEN REJECTED
FOR GOOD REASON IN A
OVERWHELMING NUMBER OF
MUNICIPALITIES... THOUGH LEGAL.

CITY OF KENNESAW

NO MINIMUM DENSITY

Policy LU-2.1.2 Implement a range of residential, commercial, and public land use classifications:

- a. Table of Districts and Densities. Utilize the following table to establish land use districts and basic and maximum densities allowed in the City.

LAND USE/ZONE DISTRICT	BASE DENSITY/ MAXIMUM DENSITY WITH BONUS
Residential 1 Dwelling Unit Per Acre (R-1)	1 (4) ²
Residential 4 Dwelling Units Per Acre (R-4)	4 (6)
Residential 6 Dwelling Units Per Acre (R-6)	6 (9)
Residential 8 Dwelling Units Per Acre (R-8)	8 (12)
Residential 12 Dwelling Units Per Acre (R-12)	12 (18)
Residential 18 Dwelling Units Per Acre (R-18)	18 (27)
Residential 24 Dwelling Units Per Acre (R-24)	24 (36)
Downtown Residential	48 to 72 (72)
Neighborhood Business (NB)	8 (12)
Community Business (CB)	24 (36)
Regional Business (RB)	36 (48)
Downtown Commercial	48 to 72 (72)
Public and Private Facilities (PPF)	n/a
Special Study Area	Special District

CITY OF
KENMORE
NO
MINIMUM
HAS ZONE R-1
PERMITS
1 DU/ACRE

- b. District Descriptions. Utilize the following purpose statements to distinguish the land use districts.

- Residential: The purposes of the Residential Districts are to implement Comprehensive Plan policies for housing quality, diversity, and affordability, and to efficiently use land, public services, and energy. In the R-1 district, the primary uses are single detached dwellings clustered as appropriate in relation to environmental constraints. In the R-4 through R-8 districts, Residential District purposes are accomplished by providing for predominantly single detached dwelling units on lot sizes that vary according to district. In the R-12 through R-24 districts, Residential District purposes are accomplished by allowing for a mix of predominantly apartment and townhouse dwelling units with a variety of densities according to district. In the Residential Districts, accessory uses and complementary nonresidential uses that are compatible with residential communities may be allowed.

² In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off-site to a density receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.

CITY OF YAKIMA

NO MINIMUM DENSITY

SR ZONE

DENSITY OF

1 DU / 5 ACRES TO

7 DU / ACRE

Chapter 15.03 ZONING DISTRICTS



Sections:

- 15.03.010 Purpose and establishment of zoning districts.
15.03.020 District and map overlay intent statements.
15.03.030 Map of zoning districts and overlays.

15.03.010 Purpose and establishment of zoning districts.

The following zoning districts are established to protect the public health, safety and general welfare by implementing the goals and policies adopted in the Yakima urban area comprehensive plan.

Residential Districts

- Suburban Residential District (SR)
- Single-Family Residential District (R-1)
- Two-Family Residential District (R-2)
- Multifamily Residential District (R-3)

Commercial Districts

- Professional Business District (B-1)
- Local Business District (B-2)
- Historical Business District (HB)
- Small Convenience Center District (SCC)
- Large Convenience Center District (LCC)
- Central Business District (CBD)
- General Commercial District (GC)
- Regional Development District (RD)
- Airport Support District (AS)

Industrial Districts

- Light Industrial District (M-1)
- Heavy Industrial District (M-2)

District Overlays

- Airport Safety Overlay (ASO)

- Floodplain Overlay (FO)
- Greenway Overlay (GO)
- Institutional Overlay (IO)
- Master Planned Development Overlay (PD)

(Ord. 2008-46 § 1 (part), 2008: Ord. 2001-04 § 1, 2001: Ord. 2947 § 1 (part), 1986).

15.03.020 District and map overlay intent statements.

The district intent statements define the specific purpose of each district and/or zoning map overlay. They shall reflect the policies of the Yakima urban area comprehensive plan; serve as a guide for determining the appropriate location of uses; help determine appropriate conditions for development; and help the administrative official interpret the standards and provisions.

A. Suburban Residential District (SR). The intent of the suburban residential district is to provide a variety of residential lifestyles with densities generally ranging from one unit per five net residential acres to seven units per net residential acre. The higher density is reviewed and considered to be permitted when a public water system and the regional sewer system are available, or if these utilities are not available, community water and sewer systems may be allowed after review by Yakima County health district and the city of Yakima. (See YMC Chapter 15.05, Table 5-1.) This district is further intended to:

1. Limit residential density to one unit per five net residential acres in areas where flooding, airport noise, or other environmental constraints make the land unsuitable for residential use at higher densities. Development at a lower density will be reviewed to allow conversion to higher densities once utilities are available or other limiting issues are mitigated;
2. Maintain surface and groundwater quality along with the avoidance of potential health hazards, by limiting residential density to one unit per five net residential acres, in areas where public services will not be provided, and the dwelling units have individual wells and septic tanks. Development at a lower density will be reviewed to allow conversion to higher densities once utilities are available or other limiting issues are mitigated;
3. Provide the opportunity for suburban residential development, up to three dwelling units per net residential acre, in areas with either public water service or a community sewer system; and
4. Allow residential development to seven dwelling units per net residential acre in areas with both public water service and sewer system.

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BARRISQ

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MINIMUM

This district is characterized by a mixture of land uses and residential densities including small farms, scattered low-density residential development, and clusters of higher-density residential development. The minimum lot size in the district varies according to the suitability of the land for development and the provision of urban level services. See YMC 15.05.030(E).

B. Single-Family Residential District (R-1). The single-family residential district is intended to:

1. Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible with, and serve the residents of this district, which may include duplexes and zero lot lines if established during the subdivision process;

- Chapter 15.05 ZONING DISTRICTS <http://www.ecodepublishing.com/wa/yakima/nam/yakima15/yakima150..>
2. Preserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district; and
 3. Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

Detached single-family dwellings are the primary use in this district. The district is characterized by up to sixty percent lot coverage; access to individual lots by local access streets; required front, rear and side yard setbacks; and one and two story structures. The density in the district is generally seven dwelling units per net residential acre or less.

This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts. Nonresidential uses within these zones are not allowed; except for public or quasi-public uses, which will be required to undergo extensive public review and will have all necessary performance or design standards assigned to them as necessary to mitigate potential impacts to adjacent residences.

Development exceeding seven dwelling units per net residential acre may be allowed in accordance with Table 4-1.

C. Two-Family Residential District (R-2). The purpose of the two-family residential district is to:

1. Establish and preserve residential neighborhoods for detached single-family dwellings, duplexes and other uses compatible with the intent of this district; and
2. Locate residential development with densities up to twelve dwelling units per net residential acre in areas receiving a full range of public services including public water and sewer service, and police and fire protection.

The district is characterized by up to sixty percent lot coverage, access via local access streets and collectors, one and two story buildings, some clustering of units, and required front, rear and side yard setbacks. Typical uses in this district are single-family dwellings and duplexes. The density in this district generally ranges from seven to twelve dwelling units per net residential acre. However, development up to eighteen dwelling units per net residential acre may be allowed in accordance with YMC Chapter 15.04, Table 4-1.

D. Multifamily Residential District (R-3). The multi-family residential district is intended to:

1. Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;
2. Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;
3. Locate high-density residential development near neighborhood shopping facilities; and
4. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

CITY OF MOSES LAKE

NO MINIMUM DENSITY

1 DU/ACRE TO 4/DU/AC

**CHAPTER 18.20
RESIDENTIAL ZONES**

Sections:

- 18.20.010 Purpose
- 18.20.020 Additional Requirements
- 18.20.030 Allowed Uses
- 18.20.040 Prohibited
- 18.20.050 Development Standards for Residential Zones
- 18.20.060 Accessory Uses, Buildings, or Structures
- 18.20.070 Flag Lots
- 18.20.080 Lots Fronting on Curved Streets
- 18.20.090 Drainage
- 18.20.100 Recreational Equipment Parking and Storage
- 18.20.110 Satellite Receiving Antennas
- 18.20.120 Fences, Walls, and Hedges
- 18.20.130 Residential Density
- 18.20.140 Performance Standards
- 18.20.150 Performance Standards Residential Structures
- 18.20.160 Keeping of Livestock in the R-4 Zone

(Prior Ordinances - **RR, Rural Residential Zone**: Ord. 1933, 5/9/00; Ord. 1591, 1993; Ord. 1561, 1993; Ord. 1377, 1989; Ord. 1318, 1988; Ord. 1244, 1986; Ord. 1124, 1983; **R-1 Zone**: Ord. 1934, 5/9/00; Ord. 1861, 7/13/99; Ord. 1820, 10/27/98; Ord. 1762, 3/25/97; Ord. 1750, 1/28/97; Ord. 1712, 3/12/96; Ord. 1592, 1993; Ord. 1562, 1993; Ord. 1482, 1991; Ord. 1378, 1989; Ord. 1319, 1988; Ord. 1202, 1986; Ord. 1121, 1983; **R-2 Zone**: Ord. 1935, 5/9/00; Ord. 1862, 7/13/99; Ord. 1821, 10/27/98; Ord. 1763, 3/25/97; Ord. 1755, 2/25/97; Ord. 1752, 2/11/97; Ord. 1713, 3/12/96; Ord. 1593, 1993; Ord. 1563, 1993; Ord. 1483, 1991; Ord. 1379, 1989; Ord. 1320, 1988; Ord. 1203, 1986; Ord. 1123, 1982; Ord. 1122, 1983; **R-3 Zone**: Ord. 1936, 5/9/00; Ord. 1863, 7/13/99; Ord. 1822, 10/27/98; Ord. 1764, 3/25/97; Ord. 1756, 2/25/97; Ord. 1753, 2/1/97; Ord. 1714, 3/12/96; Ord. 1594, 1993; Ord. 1564, 1993; Ord. 1484, 1991; Ord. 1380, 1989; Ord. 1321, 1988; Ord. 1271, 1987; Ord. 1204, 1986; Ord. 1123, 1982; **R-4, Residential Zone**: Ord. 1938, 5/9/00; Ord. 1864, 7/13/99; Ord. 1823, 10/27/98; Ord. 1804, 6/9/98; **MH, Mobile Home Subdivision Zone**: Ord. 1937, 5/9/00; Ord. 1595, 1993; Ord. 1565, 1993; Ord. 810, 1977)

18.20.010 Purpose:

The purpose of this chapter is to provide for:

- A. The specific characteristics of residential development that may take place in Moses Lake;
- B. A consistent and compatible residential land use pattern;
- C. The residential housing needs of Moses Lake citizens;
- D. The public safety needs of Moses Lake citizens.

The R-1, Single Family Residential Zone is intended to provide for and to protect single family residences in specified low density residential areas and to preserve land for single family residential uses. Residential density generally ranges from one to four dwelling units per acre.

The R-2, Single Family and Two Family Residential Zone is intended to provide for and to protect single family and two (2) family residences in specified low density areas and to preserve land for single family and two (2) family residential uses. Residential density generally ranges from four (4) to eight (8) dwelling units per acre.

The R-3, Multi-Family Residential Zone is intended to accommodate medium to high density residential uses and to preserve land for such residential uses. Residential density generally

ranges from six (6) to fifteen (15) dwelling units per acre. The zone may also serve as a transitional buffer area between commercial areas and low-density residential areas. Limited commercial uses are permitted as conditional uses.

The R-4, Residential Zone is intended to provide areas to accommodate a low density residential use pattern. The zone provides land which may be converted from the residential reserve designation to a development district. Land uses permitted in the zone and the standards applicable to it are designed so that future, more intensive development is not precluded. This zone is appropriate for properties which may not be suitable for dense urban development due to public facility limitations that cannot be corrected by extending existing facilities or upgrading existing facilities at a reasonable cost. Equestrian opportunities and keeping of animals consistent with the size of the property may be allowed. (Ord. 2144, 12/9/03)

18.20.020 Additional Requirements: Additional requirements are found in other chapters of the Municipal Code and other adopted City regulations, including but not limited to the following:

- A. MLMC 18.10, Citywide Regulations
- B. MLMC 18.45, Conservation and Reclamation Zone
- C. MLMC 18.49, Site Plan Review (for non-residential projects only)
- D. MLMC 18.51, Conditional and Unmentioned Uses
- E. MLMC 18.53, Flood Hazard Areas
- F. MLMC 18.54, Off-Street Parking and Loading
- G. MLMC 18.55, Home Occupations
- H. MLMC 18.57, Landscaping
- I. MLMC 18.58, Signs
- J. MLMC 18.60, Factory Built Homes
- K. MLMC 18.65, Manufactured Home Parks
- L. MLMC 18.23, Residential Redevelopment Areas
- M. MLMC 19.03, Classification and Designation of Resource Lands and Critical Areas and Regulations for the Interim Conservation and Protection of Resource Lands and Critical Areas
- N. MLMC 19.06, Classification and Designation of Wetlands and Regulations for the Conservation and Protection of Wetlands
- O. City of Moses Lake Shoreline Master Program (Ord. 2409, 8/12/08; Ord. 2144, 12/9/03)

18.20.030 Allowed Uses:

- A. The Residential Land Uses table indicates where categories of land uses may be permitted and whether those uses are allowed outright or by conditional use permit. Only residential zones are included in this table. Land uses not listed are prohibited unless allowed through the process specified in MLMC 18.20.020.D. Further interpretation of these zones may be obtained as specified in MLMC 20.03.020.B. Land uses are also subject to any footnotes contained within this chapter.

CITY OF RICHLAND

NO MINIMUM DENSITY

0 - 5 DU / ACRE

Chapter 23.18 RESIDENTIAL ZONING DISTRICTS

Sections:

- 23.18.010 Purpose of residential use districts.
- 23.18.020 Residential performance standards and special requirements.
- 23.18.025 Single-family residential design standards.
- 23.18.030 Residential use districts permitted land uses.
- 23.18.040 Site requirements for residential use districts.
- 23.18.050 Parking standards for residential use districts.

NO MINIMUM

23.18.010 Purpose of residential use districts.

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

0-5 DU / ACRE

B. The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

0-5 DU / ACRE

C. The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to

10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.18.020 Residential performance standards and special requirements.

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:

- a. A street landscaping plan showing the location and type of landscaping proposed;
- b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
- c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.

3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.

2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.

3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.

4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

23.18.025 Single-family residential design standards.

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a "used mobile home" as defined in RCW 82.45.032(2). [Ord. 28-05 § 1.02].

23.18.030 Residential use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

CITY OF BEVERLY

NO MINIMUM DENSITY

SF RESIDENTIAL ESTATE

1 - 1.8 DU / AC

SF R R.25, R 3.5, R 4, R 5
R.75

ALLOWS 2.5 DU - 7.5 DU/AC

NO MINIMUM

Chapter 20.10

LAND USE DISTRICTS Amended Ord. 6102 Ord. 6108

Sections:

<u>20.10.010</u>	Purpose of land use districts
<u>20.10.020</u>	Establishment of land use districts
<u>20.10.040</u>	Land use district map
<u>20.10.050</u>	Property classified
<u>20.10.060</u>	Interpretation of map boundaries
<u>20.10.080</u>	Newly annexed territory – Procedures for classification
<u>20.10.100</u>	District descriptions
<u>20.10.180</u>	Single-Family Residential Estate Districts (R-1, R-1.8)
<u>20.10.200</u>	Single-Family Residential Districts (R-2.5, R-3.5, R-4, R-5, R-7.5)
<u>20.10.200</u>	Suburban Residential Districts (R-2.5, R-3.5, R-4, R-5)
<u>20.10.220</u>	Multifamily Residential Districts (R-10, R-15, R-20, R-30)
<u>20.10.240</u>	Professional Office District (PO)
<u>20.10.260</u>	Office District (O)
<u>20.10.280</u>	Office and Limited Business District (OLB)
<u>20.10.290</u>	Office and Limited Business-Open Space District (OLB-OS)
<u>20.10.300</u>	Light Industrial District (LI)
<u>20.10.320</u>	General Commercial District (GC)
<u>20.10.340</u>	Neighborhood Business District (NB)
<u>20.10.360</u>	Community Business District (CB)
<u>20.10.370</u>	Downtown (D)
<u>20.10.375</u>	Bel-Red
<u>20.10.380</u>	Evergreen Highlands Design District (EH)
<u>20.10.390</u>	Medical Institution District (MI)
<u>20.10.395</u>	Factoria Land Use Districts (F)
<u>20.10.400</u>	Use chart described – Interpretation
<u>20.10.420</u>	Interpretation of land use charts by Director
<u>20.10.440</u>	Land use charts <small>Amended Ord. 6102 Ord. 6108</small>

20.10.010 Purpose of land use districts.

The City is divided into land use districts established in this Code with the intent to provide for the geographic distribution of land uses as contemplated by the City's goals, policies, master plans and programs; to maintain stability in land use commitments through the provision of harmonious groupings of uses possessing compatible characteristics and levels of activity; to maintain commitments in public service facilities such as transportation systems, parks and utilities; and to provide an efficient and compatible relationship of land uses and land use districts.

20.10.020 Establishment of land use districts.

Land use districts in the City are hereby established as follows:

District	Designation
Single-Family Residential Estate	R-1 R-1.8
Single-Family Residential	R-2.5 R-3.5 R-4 R-5 R-7.5*
Multifamily Residential	R-10

	R-15
	R-20
	R-30
Professional Office	PO
Office	O
Office and Limited Business	OLB
Office and Limited Business-Open Space	OLB-OS
Light Industrial	LI
General Commercial	GC
Neighborhood Business	NB
Community Business	CB
Downtown	
Office District 1	DNTN-O-1
Office District 2	DNTN-O-2
Multiple Use District	DNTN-MU
Residential District	DNTN-R
Old Bellevue District	DNTN-OB
Office and Limited Business District	DNTN-OLB
Evergreen Highlands Design District	EH
Performance Area A	EH-A
Performance Area B	EH-B
Performance Area C	EH-C
Performance Area D	EH-D
Factoria Land Use District 1	F1
Factoria Land Use District 2	F2
Factoria Land Use District 3	F3
Medical Institution District	MI
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R

Bel-Red-General Commercial

Bel-Red-GC

Bel-Red-Office/Residential Transition

Bel-Red-ORT

** Not effective within the jurisdiction of the East Bellevue Community Council.*

(Ord. 5876, 5-18-09, § 1; Ord. 5717, 2-20-07, § 1; Ord. 5480, 10-20-03, § 1; Ord. 5475, 10-20-03, § 1; Ord. 5403, 8-5-02, § 1; Ord. 5385, 7-15-02, § 2; Ord. 5089, 8-3-98, § 1; Ord. 4654, 6-6-94, § 1; Ord. 4270, 7-8-91, § 1; Ord. 3219, 1-17-83, § 1)

20.10.040 Land use district map.

The designation, location and boundaries of the land use districts and Shoreline Overlay District established by this Code are as shown and depicted on the official land use map(s) of the City, which shall be maintained as such and which are hereby incorporated herein by reference as a part of this Code, and given Clerk's Receiving No. 4972. (Ord. 3145, 9-27-82, § 2)

20.10.050 Property classified.

Each property in the City of Bellevue is hereby classified pursuant to this Code and is subject to the requirements of this Code.

20.10.060 Interpretation of map boundaries.

When uncertainty exists as to the boundaries of any use district established on the City's land use map(s), the following rules of construction shall apply:

- A. Where district boundaries are indicated as approximately following the centerline of streets, alleys or highways, the actual centerline shall be construed to be the boundary.
- B. Where district boundaries are indicated as running approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.
- C. Where district boundaries are indicated as approximately following lot or tract lines, the actual lot or tract lines shall be construed to be the boundary lines of such use district.
- D. Unmapped shorelands shall be considered to be within the same land use district as the adjacent upland as shown on the use district map(s).
- E. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the abutting property to which the vacated portion shall revert, shall apply to such vacated or abandoned street or alley.
- F. In case uncertainty exists which cannot be determined by application of the foregoing rules, the Planning Commission shall recommend, and the City Council shall determine, the location of such use district boundaries.
- G. Shoreline Overlay (S-O) District boundaries are as described in LUC 20.25E.010, and are not subject to these rules of construction. (Ord. 4654, 6-6-94, § 2; Ord. 3145, 9-27-82, § 3)

20.10.080 Newly annexed territory – Procedures for classification.

All territory annexed to the City shall receive a land use designation by the City in a timely manner upon fulfillment of the procedures and requirements for reclassification, contained in Part 20.30A LUC. (Ord. 3530, 8-12-85, § 1)

20.10.100 District descriptions.

LUC 20.10.180 through 20.10.395 describe the purpose and scope of the City's land use districts. These sections may be used to guide the interpretation of the regulations associated with each district. (Ord. 5385, 7-15-02, § 3; Ord. 5232, 7-17-00, § 1; Ord. 4654, 6-6-94, § 3; Ord. 3145, 9-27-82, § 4)

20.10.180 Single-Family Residential Estate Districts (R-1, R-1.8).

Single-Family Residential Estate Districts provide for a low density residential environment (1 and 1.8

dwelling per acre) which may serve to protect steep slopes or unstable land from overdevelopment and may include agricultural uses and activities compatible with low residential density. (Ord. 4654, 6-6-94, § 6; Ord. 4270, 7-8-91, § 2; Ord. 3145, 9-27-82, § 8)

20.10.200 Single-Family Residential Districts (R-2.5, R-3.5, R-4, R-5, R-7.5).*

Single-Family Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4, 5 and 7.5 dwellings per acre), and permit compatible, related activities. (Ord. 5475, 10-20-03, § 2; Ord. 4654, 6-6-94, § 7; Ord. 4270, 7-8-91, § 3; Ord. 3145, 9-27-82, § 9)

* *Not effective within the jurisdiction of the East Bellevue Community Council.*

20.10.200 Suburban Residential Districts (R-2.5, R-3.5, R-4, R-5).*

Suburban Residential Districts provide for residential areas of low to moderate densities (2.5, 3.5, 4 and 5 dwellings per acre), and permit compatible, related activities. (Ord. 4654, 6-6-94, § 8; Ord. 3145, 9-27-82, § 9)

* *Effective only within the jurisdiction of the East Bellevue Community Council and Sammamish Community Council.*

20.10.220 Multifamily Residential Districts (R-10, R-15, R-20, R-30).

Multifamily Residential Districts provide areas for attached residential dwellings of low density (10 units per acre) and of moderate density (15, 20, and 30 dwellings per acre). The R-20 and R-30 Districts are intended to be convenient to centers of employment and have primary access to arterial streets. The R-10 and R-15 Districts are more restrictive and may be utilized as a buffer between Suburban Residential Districts and moderate density residential or commercial districts. (Ord. 4654, 6-6-94, § 9; Ord. 4270, 7-8-91, § 4; Ord. 3145, 9-27-82, § 10)

20.10.240 Professional Office District (PO).

Professional Office Districts provide areas for low-intensity office uses. Structures shall have exterior designs which are compatible with surrounding developments, vegetation and topography. The Professional Office District may act as a buffer between residential and more intensively developed properties. (Ord. 4654, 6-6-94, § 10; Ord. 3145, 9-27-82, § 11)

20.10.260 Office District (O).

Office Districts provide areas for business, financial and professional service offices, located on arterial or commercial access streets. In the proximity of other major business and commercial districts, this district may serve as a buffer between residential areas and more intensive commercial districts. (Ord. 4654, 6-6-94, § 11; Ord. 3145, 9-27-82, § 12)

20.10.280 Office and Limited Business District (OLB).

Office and Limited Business Districts provide areas for the location of integrated complexes made up of offices, hotels or motels, eating establishments and retail sales accessory to permitted uses. Such districts are located in areas that abut and have convenient access to freeways and major highways. (Ord. 4654, 6-6-94, § 12; Ord. 3145, 9-27-82, § 13)

20.10.290 Office and Limited Business-Open Space District (OLB-OS).

Office and Limited Business-Open Space Districts provide for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office and Limited Business District, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space area is reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least 40 percent of the total site area reserved as a contiguous open space area. (Ord. 5403, 8-5-02, § 2)

20.10.300 Light Industrial District (LI).

Light Industrial Districts provide for the location of a broad array of activities, including manufacturing, wholesale trade and distribution activities. Offices are discouraged unless they support the primary functions of the LI District. Sales of goods and services subordinate to permitted activities and sales of bulky or large scale items are appropriate, except for auto sales and rentals which are appropriate only in certain locations.

Chapter 10.12 RESIDENTIAL SINGLE-FAMILY (RS) DISTRICT

Sections:

- 10.12.005 Purpose.
- 10.12.010 Land uses.
- 10.12.050 Development standards.

10.12.005 Purpose.

The RS land use classification is for areas suited to a single-family living environment devoted to single-family detached homes and accessory uses, and under certain conditions, necessary supporting facilities and utilities which are required to service residential uses in residential areas. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.12.010 Land uses.

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

10.12.050 Development standards.

Development in this district shall meet all applicable provisions of this title and all other rules, regulations and provisions of the WCC, including the following:

- (1) Development standards applicable in the RS zoning district are detailed in WCC 10.46.020.
- (2) Uses permitted in the RS zoning district shall meet applicable general regulations as detailed in Chapter 10.48 WCC.
- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC. (Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

The Wenatchee Municipal Code is current through Ordinance 2013-22, passed July 25, 2013.

Disclaimer: The City Clerk's Office has the official version of the Wenatchee Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.wenatcheewa.gov/>
(<http://www.wenatcheewa.gov/>)
City Telephone: (509) 888-6200
Code Publishing Company
(<http://www.codepublishing.com/>)
eLibrary (<http://www.codepublishing.com/eLibrary.html>)

CITY OF WALLA WALLA

NO MINIMUM DENSITY

ALL ZONES EXPRESSED ONLY
IN MINIMUM LOT SIZE

NOT MINIMUM DENSITY

Division III. Zoning Districts

Chapter 20.50
LAND USE ZONES

Sections:

- 20.50.010 General intent of zones.
- 20.50.050 R-96 Single-Family Residential (Low Density).
- 20.50.055 R-72 Single-Family Residential (Medium Density).
- 20.50.060 R-60 Single-Family Residential (High Density).
- 20.50.065 RM Multi-Family Residential.
- 20.50.070 CC Central Commercial District.
- 20.50.075 CH Highway Commercial.
- 20.50.080 IL/C Light Industrial/Commercial.
- 20.50.085 IH Heavy Industrial.
- 20.50.090 PR Public Reserve.
- 20.50.095 AD Airport Development District.
- 20.50.100 AA Airport Approach – Overlay Zone.
- 20.50.105 UPC Urban Planned Communities.

20.50.010 General intent of zones.

The zoning districts established in Section 20.02.050 and described in this chapter are intended to implement the Land Use Element and Housing Element policies of the Walla Walla Urban Area Comprehensive Plan consistent with the Washington Growth Management Act by establishing minimum site dimensional and design criteria to assure land use compatibility and promote public health, safety, and welfare. (Ord. 2012-09 § 24, 2012: Ord. 2008-06 § 70, 2008: Ord. 2000-6 § 2(part), 2000: Ord. 95-5 § 1(part), 1995).

20.50.050 R-96 Single-Family Residential (Low Density).

The low density R-96 Single-Family Residential Zone is intended to provide for larger home sites than the other residential zones.

A. Level of Uses. The uses allowed by Level I, II, III or IV procedures in this zone are designated by a 1, 2, 3 or 4 respectively on the Table of Permitted Land Uses, Section 20.100.040.

B. Minimum Lot Dimensions.

CAN BE LARGER MINIMUM LOT SIZE

1. Area: nine thousand six hundred square feet.

a. Single-family dwelling unit: nine thousand six hundred square feet.

b. Level II and Level III residential units: five thousand square feet per unit.

c. Congregate care facilities, nursing care homes, and nursing care facilities: six thousand square feet for the first unit plus one thousand five hundred square feet per sleeping room.

2. Width: seventy-five feet.

NOT DENSITY

3. Depth: eighty feet.

C. Minimum Yard Requirements.

1. Front yard: twenty feet. Corner lots have two front yards: primary and secondary. The primary front yard (generally off-street parking side) shall be full depth; the secondary front yard shall be one-half the required front yard depth.

2. Side yard: ten feet. Side yards for detached accessory structures less than nine hundred square feet may be five feet from the property line.

3. Rear yard: twenty feet. Rear yards for detached accessory structures less than nine hundred square feet may be five feet from the property line. Corner lots are not considered to have rear yards.

4. For exceptions to these minimum standards, see Section 20.102.030.

D. Lot Coverage. Buildings shall occupy a maximum of thirty-five percent of the lot.

E. Building Height. No building shall exceed thirty-five feet.

F. Off-Street Parking. Residential parking shall be provided at a minimum rate of two stalls per dwelling unit. (Ord. 2012-09 § 25, 2012).

20.50.055 R-72 Single-Family Residential (Medium Density).

The medium density R-72 Single-Family Residential Zone is intended to provide a greater range of housing densities than the R-96 Zone, while maintaining the general character of a single-family residential neighborhood.

A. Level of Uses. The uses allowed by Level I, II, III or IV procedures in this zone are designated by a 1, 2, 3 or 4 respectively on the Table of Permitted Land Uses, Section 20.100.040.

B. Minimum Lot Dimensions.

1. Area: seven thousand two hundred square feet.

a. Single-family dwelling unit: seven thousand, two hundred square feet.

b. Level II and Level III residential units: five thousand square feet per unit.

c. Congregate care facilities, nursing care homes, and nursing care facilities: six thousand square feet for the first unit plus one thousand five hundred square feet per sleeping room.

2. Width: fifty feet.

3. Depth: sixty feet.

C. Minimum Yard Requirements.

1. Front yard: twenty feet. Corner lots have two front yards: primary and secondary. The primary front yard (generally off-street parking side) shall be full depth; the secondary front yard shall be one-half the required front yard depth.

2. Side yard: five feet.

3. Rear yard: twenty feet. Rear yards for detached accessory structures less than nine hundred square feet may be five feet from the property line. Corner lots are not considered to have rear yards.

4. For exceptions to these minimum standards, see Section 20.102.030.

D. Lot Coverage. Buildings shall occupy a maximum of forty percent of the lot.

E. Building Height. No building shall exceed thirty-five feet.

F. Off-Street Parking. Residential parking shall be provided at a minimum rate of two stalls per dwelling unit. (Ord. 2012-09 § 26, 2012).

20.50.060 R-60 Single-Family Residential (High Density).

The high density R-60 Single-Family Residential Zone is intended to provide a greater range of housing densities than the other single-family zones. Duplexes are permitted in this zone.

A. Level of Uses. The uses allowed by Level I, II, III or IV procedures in this zone are designated by a 1, 2, 3 or 4 respectively on the Table of Permitted Land Uses, Section 20.100.040.

B. Minimum Lot Dimensions.

1. Area: six thousand square feet.

a. Single-family dwelling unit: six thousand square feet;

b. Duplex: seven thousand two hundred square feet (three thousand six hundred square feet per dwelling unit);

c. Congregate care facilities, nursing care homes, and nursing care facilities: six thousand square feet for the first unit plus one thousand five hundred square feet per sleeping room;

2. Width: fifty feet;

3. Depth: sixty feet.

C. Minimum Yard Requirements.

1. Front yard: twenty feet. Corner lots have two front yards: primary and secondary. The primary front yard (generally off-street parking side) shall be full depth; the secondary front yard shall be one-half the required front yard depth.

2. Side yard: five feet.

3. Rear yard: twenty feet. Rear yards for detached accessory structures less than nine hundred square feet may be five feet from the property line. Corner lots are not considered to have rear yards.

4. For exceptions to these minimum standards, see Section 20.102.030.

D. Lot Coverage. Single-family units shall occupy a maximum of forty percent of the lot. Duplexes shall occupy a maximum of forty-five percent of the lot. Level II and Level III residential uses shall occupy a

CITY OF FRIDAY HARBOR

NO MINIMUM DENSITY

* MAXIMUM DENSITY ONLY

MOST JURISDICTIONS ONLY

EXPRESS MAXIMUM

DENSITY

Chapter 17.20

SINGLE-FAMILY RESIDENTIAL ZONE

Sections:

- 17.20.010 Purpose.
- 17.20.020 Permitted uses.
- 17.20.030 Conditional uses.
- 17.20.040 Density.
- 17.20.050 Lot coverage.
- 17.20.060 Yards.
- 17.20.070 Access requirements.

17.20.010 Purpose.

The purpose of the single-family residential zone is to provide for single-family residential uses and such other uses as may be compatible. (Ord. 1172 § 18, 2001)

17.20.020 Permitted uses.

Permitted uses in a single-family residential zone shall be as follows:

- A. Single-family dwellings;
- B. Accessory uses and buildings normally incidental to the above permitted residential uses; a detached guesthouse is not a permitted accessory structure;
- C. Home occupations. (Ord. 1172 § 19, 2001)

17.20.030 Conditional uses.

Conditional uses in a single-family residential zone shall be as follows:

- A. Public and private utility structures;
- B. Religious and cultural facilities; and
- C. Community or public park facilities. (Ord. 1172 § 20, 2001)

17.20.040 Density.

There shall be no more than one single-family dwelling per lot. The maximum permitted density in a single-family residential zone is four units per acre. (Ord. 1172 § 21, 2001)

17.20.050 Lot coverage.

The maximum lot area covered by structures in a single-family residential zone shall not exceed 60 percent. (Ord. 1172 § 22, 2001)

17.20.060 Yards.

Yards in a single-family residential zone shall be as follows:

- A. Front yards shall extend a minimum of 20 feet from the right-of-way except for those properties located northeasterly of and abutting Warbass Way.
- B. Side yards shall total not less than 15 feet with no one side yard less than five feet.
- C. Rear yards shall extend a minimum of five feet from the rear property line. (Ord. 1172 § 23, 2001)

17.20.070 Access requirements.

Access requirements for the single-family residential zone shall be as defined in the street and storm drainage standards as defined in Chapter 12.02 FHMC. (Ord. 1172 § 24, 2001)

MAXIMUM DENSITY
NO MINIMUM

Chapter 17.24

MULTIFAMILY RESIDENTIAL ZONE

Sections:

- 17.24.010 Purpose.
- 17.24.020 Permitted uses.
- 17.24.030 Conditional uses.
- 17.24.040 Density.
- 17.24.050 Lot coverage.
- 17.24.060 Yards.
- 17.24.070 Access requirements.

17.24.010 Purpose.

The purpose of the multifamily residential zone is to provide for multifamily residential development allowing a maximum density of 14 units per acre and such other uses as may be compatible. (Ord. 1172 § 25, 2001)

17.24.020 Permitted uses.

Permitted uses in a multifamily residential zone shall be as follows:

- A. Single-family dwellings;
- B. Accessory uses and buildings normally incidental to the above permitted residential uses;
- C. Multifamily dwellings;
- D. Home occupations;
- E. Community or public park and recreation facilities;
- F. Cultural and religious facilities; and
- G. Planned residential development. (Ord. 1245 § 7, 2004; Ord. 1172 § 26, 2001)

17.24.030 Conditional uses.

Conditional uses in a multifamily residential zone shall be as follows:

- A. Public and private utility structures;
- B. Mobile home parks. (Ord. 1172 § 27, 2001)

17.24.040 Density.

The maximum permitted density in a multifamily residential zone is 14 units per acre, except that, where a multifamily lot does not have enough area to accommodate more than one dwelling unit, two dwelling units shall be allowed. (Ord. 1172 § 28, 2001)

17.24.050 Lot coverage.

The maximum lot area covered by structures in a multifamily residential zone shall not exceed 30 percent. (Ord. 1172 § 29, 2001)

17.24.060 Yards.

Yards in a multifamily residential zone shall be as follows:

A. Front yards shall extend a minimum of 20 feet from the right-of-way;

B. Side yards shall total not less than 15 feet with no one side yard less than five; and

C. Rear yards shall extend a minimum of five feet from the rear property line. (Ord. 1172 § 30, 2001)

17.24.070 Access requirements.

Access requirements for a multifamily residential zone shall be as defined in the street and storm drainage standards as defined in Chapter 12.02 FHMC. (Ord. 1172 § 31, 2001)

CITY OF ISSAQUAH

NO MINIMUM DENSITY

RC - 1 DU/5 ACRES

SF(E) SUBURBAN ESTATE 1.24 DU/A

SF(S) SUBURBAN 4.5 DU/AC

LARGE LOT ZONES PERMITTED
IN OTHER JURISDICTION LARGE
LOTS ARE NOT SEPARATED AND
ALLOWED IN THE MIX OF OTHER
LOTS LIKE EXISTING ELLENBURG

Chapter 18.06 ESTABLISHMENT OF ZONING DISTRICTS

Sections:

Purpose and Intent

- 18.06.010 Purpose and intent of the zoning districts.
18.06.020 Intent statements of each zoning district.

Establishment of Zoning Districts

- 18.06.030 Interpretation of zoning boundaries.
18.06.040 Lots divided by district lines.
18.06.050 Application of district regulations.
18.06.060 Annexation classification.

Zoning Districts: Intent and General Characteristics

- 18.06.070 Tradition Plateau Natural Resource Conservation Area – TP-NRCA.
18.06.080 Conservancy/Recreation – C-Rec.
18.06.090 Community Facilities – CF.
18.06.100 Residential.
18.06.110 Commercial.
18.06.120 Urban Village District – UV.
18.06.125 Mineral Resource – M.

Permitted Land Uses

- 18.06.130 Table of Permitted Land Uses.

Purpose and Intent

18.06.010 Purpose and intent of the zoning districts.

The purpose of establishing zoning districts is to protect the public health, safety and general welfare by implementing the goals and policies adopted in the Issaquah Comprehensive Plan. The intent of the zoning districts is to implement the following goals:

- A. Achieve a Balanced Community:
1. Preserve and encourage viable neighborhoods;
 2. Preserve the character of historic resources, including buildings and areas;
 3. Pursue a balanced mix of land uses that provide for a full-service community (single family and multifamily residential, commercial, and recreation areas);
 4. Encourage development in areas where public services and urban services can be provided efficiently, and limit development where these services are not provided;
 5. Recognize mixed uses are appropriate in certain areas;
 6. Coordinate land use patterns with pedestrian and bicycle linkages;
 7. Balance environmental concerns with developmental pressures without allowing development pressures to override environmental concerns; and
 8. Assure that the use of lands adjacent to mineral resource lands does not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the extraction of minerals.
- B. Promote Quality of Life and "a People Place":
1. Work toward preserving the hometown feeling of Issaquah;
 2. Promote pedestrian-oriented facilities;
 3. Maintain the orientation of retail commercial development focused on the local service area as opposed to the regional service area;
 4. Recognize that effective transportation systems have a direct impact on quality of life;
 5. Support a wide variety of recreational opportunities consistent with Issaquah's natural setting, and encourage regional use of Issaquah's

trailheads and related recreation activities;

6. Recognize the individual and cumulative impacts of individual projects, and address impacts to the immediate area as well as to the community;
7. Acknowledge the importance of cultural activities;
8. Use development standards and design guidelines to enhance and preserve the existing scale and design of Issaquah;
9. Provide sidewalks, bike paths and trails as nonmotorized transportation alternatives and require connecting linkages between existing sidewalks, bike paths and trails;
10. Ensure that utility services are available to support development that is consistent with the land use plans; and
11. Consolidate City land use and electric utility facility planning to ensure consistency and enable the service provider to meet its public service obligation.

C. Require Environmental Excellence:

1. Establish and implement measures to preserve Issaquah's unique natural beauty;
2. Prevent degradation of the environment;
3. Use Issaquah's natural resources responsibly;
4. Require that environmental impacts are properly mitigated, despite the pressures of growth;
5. Recognize manmade constraints; and
6. Preserve environmentally critical areas. (Ord. 2405 § 3, 2004; Ord. 2108 § 6.1.1, 1996).

18.06.020 Intent statements of each zoning district.

The intent statements of each zoning district define the primary purpose of each district and shall aid in:

- A. Determining the appropriate location of uses;
- B. Determining appropriate conditions for development; and
- C. Providing the basis for the reviewing official to interpret the standards and provisions of this Code. (Ord. 2108 § 6.1.2, 1996).

Establishment of Zoning Districts

18.06.030 Interpretation of zoning boundaries.

- A. Jurisdiction Lines: When zoning district boundaries are shown as following or approximately following the City limits, platted lot lines, section lines, half-section lines, or quarter section lines, the zoning boundaries shall be such lines.
- B. Lakes, Rivers and Stream Centerlines: When zoning district boundaries are shown as following or approximately following the centerline of a lake, river or stream, the actual centerline of that lake, river or stream shall be the zoning boundary. In the event of a natural change in the lake, river or stream, the zoning boundaries shall change with the channel's centerline.
- C. Property Lines: When zoning district boundaries are shown as following or approximately following a property, lot or tract line, the zoning boundaries shall be the actual property, lot or tract line.
- D. Railroads: When zoning district boundaries are shown as following or approximately following a railroad, the actual center line of the main railroad shall be the zoning boundaries.
- E. Rights-of-Way: Zoning boundaries shall terminate at public rights-of-way and no public right-of-way shall be considered zoned property. Right-of-way development and maintenance shall be reviewed and regulated by the applicable City regulations, including Clearing/Grading, Street Use Permits, etc.
- F. Rights-of-Way, Vacated: When a right-of-way is vacated, that vacated right-of-way will acquire the classification of the adjacent property to which it reverts ownership.
- G. Shorelines: When zoning district boundaries are shown as following or approximately following a shoreline of a lake, river or stream, the actual high water mark of the shoreline of that lake, river or stream shall be the zoning boundaries. In the event of a natural change in the high water mark of the shoreline, the zoning boundaries shall change with the high water mark.
- H. Streets and Alleys, When Lot Located in a Right-of-Way: When zoning district boundaries are shown as following or approximately following streets, the actual centerline of that street shall be the zoning boundaries.
- I. Unzoned Property: Any property within the City which, for any reason, is not within a zone designation, according to the official zoning atlas or zoning

map, will be construed to be within the same zone designation as the adjacent property with the least intensive zone.

J. Other Cases: When zoning district boundaries are not shown as following a property, lot, tract line, or street, the actual zoning boundary lines are as drawn, based on the scale shown, on the official zoning map. (Ord. 2108 § 6.2.1, 1996).

18.06.040 Lots divided by district lines.

When a single lot is located within two (2) or more zoning districts, the most restrictive district regulations of the adjacent properties shall apply if fifty (50) percent or more of the square footage of the lot is within the most restrictive district, unless specifically established by City action. (Ord. 2108 § 6.2.2, 1996).

18.06.050 Application of district regulations.

A. Corporate Limits: These regulations apply to all property within the corporate limits of the City, and the provisions contained in this Code are minimum requirements.

B. Permitted Uses:

1. Uses with Corresponding Level of Review: Uses listed in the Table of Permitted Uses with a corresponding level of review reference are permitted in the corresponding zoning district (see Table of Permitted Land Uses).
2. Nonpermitted Uses within a Zoning District: Those uses are not permitted where there is no corresponding level of review listed for a given zoning district.
3. Unclassified Uses: Those uses which are omitted from the table shall be evaluated by the Planning Director/Manager as to the appropriate zoning district for that use and the appropriate level of review.
4. Mixed Uses: A mixed use project shall be reviewed under the highest level of review required by the individual proposed uses. For example, in the MF-H zone, a mixed use project, including residential mixed use (Level 1 Review) and a grocery store (neighborhood, not open twenty-four (24) hours) (Level 3 Review), would require a Level 3 Review. (Ord. 2462 § 15, 2006; Ord. 2108 § 6.2.3, 1996).

18.06.060 Annexation classification.

A. Pre-Annexation Ordinance: If a Comprehensive Plan-proposed zoning regulations and map have been prepared and adopted in a pre-annexation ordinance by the City pursuant to RCW 35A.14.330, such plan, zoning regulations and map will be deemed to amend the City's land use regulations to the extent set forth in the pre-annexation ordinance, upon the effective date of the City Council-approved ordinance for annexation.

B. Other Annexation: Any property or area which may, because of annexation, become a part of the City without a pre-annexation ordinance shall be zoned the same as or as nearly comparable with the former zoning classification prior to annexation. After the effective date of annexation, the City or the property owner may petition to reclassify/rezone the property to be consistent with the City's Comprehensive Plan policies and map.

Comparable Zoning	
King County	City of Issaquah
A (Agriculture)	C-Rec (Conservancy – Recreation)
F (Forest) C-Rec	C-Rec (Conservancy – Recreation)
M (Mineral)	C-Rec (Conservancy – Recreation)
RA (Rural Area)	
° AR 2.5 C-Res	C-Res (Conservancy – Residential)
° AR 5.0 C-Res	C-Res (Conservancy – Residential)
° AR 10.0	C-Rec (Conservancy – Recreation)
UR (Urban Reserve)	C-Res (Conservancy – Residential)
R (Residential)	
° R-1	SF-E (Single Family – Suburban Estates)
° R-4 SF-S	SF-S (Single Family – Suburban)
° R-6	SF-SL (Single Family – Small Lot)
° R-8	SF-SL (Single Family – Small Lot)
° R-12	MF-M (Multifamily – Medium Density)
° R-18	MF-M (Multifamily – Medium Density)
° R-24	MF-H (Multifamily – High Density)

° R-48	MF-H (Multifamily – High Density)
NB (Neighborhood Business)	R (Retail)
CB (Community Business)	R (Retail)
RB (Regional Business)	IC (Intensive Commercial)
O (Office)	PO (Professional Office)
I (Industrial)	IC (Intensive Commercial)
Regional Use	C-Rec (Conservancy – Recreation)

(Ord. 2462 § 16, 2006; Ord. 2108 § 6.2.4, 1996).

Zoning Districts: Intent and General Characteristics

18.06.070 Tradition Plateau Natural Resource Conservation Area – TP-NRCA.

The primary purpose and use of the district is to create a zoning district that is consistent with the City's Comprehensive Plan and to protect and preserve natural systems; wildlife habitat areas; water quality; restoration and enhancement of damaged ecological systems; archaeological, cultural and historic resources. This district is also intended to encourage implementation of an environmental education program and the provision of low impact public uses including, but not limited to, low impact recreation uses.

The existing uses within this district include the undeveloped natural resource area and the developed utility station and corridor. This district recognizes that these existing uses are both appropriate and have very different characters. Permitted uses within this district which do not require a level of review by the City include: bird watching, nature study, sightseeing, environmental education, landscape photography, sustained levels of hiking, jogging/training, pets on a leash, authorized motor vehicle use on roads and power lines, and mountain bike riding on roads and power lines. Permitted uses which require a level of review by the City are listed in the Table of Permitted Land Uses in this chapter.

Appropriate buffers and setbacks from the environmentally critical areas shall be required through the critical area regulations for all development applications within this district. In addition to the objectives stated in the Purpose and Intent section of this chapter (which are general to all zoning districts), the following objectives also apply to this district:

- A. Provide and preserve local, community and regional open space and environmentally critical areas, parks and the City's trailheads, and related recreation areas;
- B. Maintain, enhance and restore ecological systems and aquifer recharge areas;
- C. Maintain or provide habitat for threatened, endangered and sensitive species;
- D. Maintain scenic landscapes;
- E. Protect cultural and historic resources;
- F. Enhance opportunities for outdoor environmental education;
- G. Provide opportunities for low impact public use; and
- H. Assure development of utility corridors and electric utility facilities in a manner consistent with the City's Comprehensive Plan. (Ord. 2501 § 16, 2007; Ord. 2108 § 6.3.1, 1996).

18.06.080 Conservancy/Recreation – C-Rec.

The primary purpose and use of this district is to protect environmentally critical areas, including, but not limited to, wetlands, hillsides, wildlife habitat and recharge areas, from impacts associated with more intensive development. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment. Open space may be combined with a variety of recreational opportunities to serve the local and regional service area; provided, that critical areas are protected, and that an appropriate buffer is provided between critical areas and any manmade disturbances, such as trails, observation towers, and trailheads. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:

- A. Support a wide range of recreational opportunities that minimize land disturbance in order to remain consistent with Issaquah's natural setting, and provide pedestrian/bike path linkages between community amenities, designated open space and the City center;
- B. Minimize public, private and environmental losses due to flooding by enforcing strict development standards in flood hazard areas; and
- C. Provide and preserve local, community and regional open space and environmentally critical areas, parks and the City's trailheads and related recreation areas. (Ord. 2108 § 6.3.2, 1996).

18.06.090 Community Facilities – CF.

The primary purpose of this district is to provide for public benefit uses on publicly owned property, and to further specify which uses are appropriate for

specific properties through the creation of the Community Facilities Open Space (CF-OS), Recreation (CF-R) and Facilities (CF-F) zones. Public lands are a limited resource and all administrative departments, the Council and Boards and Commissions should work collaboratively to determine the best use of public lands for the benefit of the community. Health, safety, public amenity, economic vitality and environmental protection concerns should be balanced in determining use. Multiple public uses are encouraged. The Community Facilities District will separate public land (City, county, school district, special district, state, and federal) that is being utilized or planned for public benefit uses into separate zoning categories. The following objectives also apply to this district:

- A. Compatibility of Land Uses: Establish general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction and scale, and minimize the impact of these facilities on surrounding uses.
- B. Provision of Service: Establish general standards to ensure that the public is provided with safe and functional community facilities.
- C. Comprehensive Plan Implementation: Provide for community facility improvements and additions necessary to meet local and regional needs and implement Issaquah's Comprehensive Plan.
- D. Nonconforming Situations: Existing, legally nonconforming situations may be allowed to continue or expand as established in IMC 18.07.480, Community facilities standards.
- E. Community Facilities Zones:
 - 1. CF – Open Space: CF-OS zone is primarily for undeveloped public lands, such as unimproved parks, critical areas, buffers and open spaces. It is intended that minor and major utilities may be located in the CF-OS zone only after it is established that no other reasonable alternative exists. The proponent of the utility shall demonstrate that there is no other reasonable alternative by evaluating the environmental, social and economic impacts of location within the CF-OS zone, as established through the approval criteria in IMC 18.07.480(D), Approval criteria – Public utility facilities. In general, the CF-OS zone is intended for low impact, low intensity uses such as permanent open space, passive hiking trails, and passive interpretative trails.
 - 2. CF – Recreation: CF-R zone is primarily for community facilities that are outdoor recreation oriented, such as improved parks, ball fields, and accessory uses. The intent of the CF-R overlay is to provide a land use designation for community recreational developments such as: ballparks, community parks, interpretative trails, accessory concession stands, and "tot lot" parks.
 - 3. CF – Facilities: CF-F zone is primarily for services and/or recreation oriented development that serves the larger community and includes uses that generate high levels of traffic. The intent of the CF-F zone is to provide a land use designation for community facilities that do not qualify for CF-OS or CF-R land use designations, such as indoor recreation oriented development, utilities, government facilities, libraries, daycare, conference centers, schools, park and rides, banquet reception halls, museums, or public/private projects. (Ord. 2388 § 10, 2004; Ord. 2274 § 5, 2000; Ord. 2108 § 6.3.3, 1996).

18.06.100 Residential.

The primary purpose of these districts is to provide a variety of housing types and densities served by or near urban services. The primary use in these districts is housing. The appropriate density of the individual residential districts is based on the availability of urban services and the proximity to local streets and arterials. Open space may be combined with a variety of recreational opportunities and public services to serve the local and regional service area. Continuous sidewalk/bike path connections throughout the residential areas encourage pedestrians and bicyclists and are a vital ingredient to residential areas.

A. Conservancy/Residential – C-Res (1 du/5 acres): The primary purpose of this district is to protect environmentally critical areas, including, but not limited to, wetlands, hillsides, wildlife habitat, flood hazard and recharge areas from impacts associated with more intensive development. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment; provided, that the environmentally critical areas are protected, low density single family residential use may be permitted as governed by the Table of Permitted Land Uses. Only minimum clearing for site preparation shall be permitted in order to protect and preserve the surrounding conservancy area, and the scale of homes shall blend and be compatible with the surrounding conservancy area. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:

- 1. Establish and preserve open space for conservation purposes and public enjoyment;
- 2. Minimize public, private and environmental losses due to flooding by enforcing strict development standards in flood hazard areas;
- 3. Provide opportunity for low density single family residential development in areas not served by all urban services; and
- 4. Provide cluster development criteria for low density single family residential development which shall ensure compatibility and consistency with the surrounding critical areas.

B. Single Family – Suburban Estates – SF-E (1.24 du/acre): The primary purpose of this district is to provide for single family neighborhoods and hobby farms in a setting of larger lots, while protecting environmentally critical areas, including, but not limited to, wetlands, steep slopes, flood hazard areas, etc. Environmentally critical area constraints shall be addressed through larger lot zoning provisions of a high ratio of pervious/impervious surfaces. Permitted uses include detached single family homes. Other uses are permitted as governed by the Table of Permitted Land Uses. Recreational uses which serve the neighborhood are also permitted; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:



1. Establish and preserve residential neighborhoods for detached and semi-detached single family units free from other uses except those which are compatible with, and serve the residents of, this district;
 2. Discourage through arterial traffic which does not serve the affected single family neighborhoods;
 3. Preserve the neighborhood character and scale, and provide for limited agricultural uses and hobby farms; and
 4. Provide opportunity for low density single family development in areas not directly accessible to all urban services, yet served by public services.
- C. Single Family – Suburban – SF-S (4.5 du/acre): The primary purpose of this district is to provide for single family neighborhoods in an urban setting while buffering these neighborhoods from commercial services. Permitted uses include detached single family homes. Recreational uses which serve the neighborhood are also permitted as governed by the Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:
1. Establish and preserve residential neighborhoods for detached single family units free from other uses except those which are compatible with, and serve the residents of, this district;
 2. Discourage through arterial traffic which does not serve the affected single family neighborhoods; and
 3. Provide opportunity for single family residential development in areas served by public and urban services.
- D. Single Family – Small Lot – SF-SL (7.26 du/acre): The primary purpose of this district is to provide for single family neighborhoods which are in close proximity to low density multifamily neighborhoods and urban services. This district may include some of the historic plats of Issaquah. Appropriate areas for this district include those neighborhoods which are currently medium density single family or would be suitable because of the compatibility to surrounding densities and proximity to urban services. Permitted uses include single family homes, assisted living facilities and senior housing. Recreational uses which serve the neighborhood and urban services are also permitted; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:
1. Establish and preserve residential neighborhoods;
 2. Encourage the reuse and remodeling, rather than demolition, of historic buildings to provide alternative housing opportunities;
 3. Provide opportunities for single family residential development in areas served by public and urban services.
- E. Single Family – Duplex – SF-D (7.26 du/acre): The primary purpose of this district is to provide for single family dwelling units, and senior housing, in established single family neighborhoods which are in close proximity to urban services. This district includes some of the historic plats of Issaquah surrounding the Front Street area. Permitted uses include detached single family homes and duplexes. Triplexes and fourplexes are permitted only in conjunction with senior housing or the cluster provision. Recreational uses which serve the neighborhood and urban services are also permitted; provided, that traffic and other related impacts are not detrimental to the district. In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:
1. Preserve established residential neighborhoods for single family units free from other uses except those which are compatible with, and serve the residents of, this district;
 2. Encourage the reuse and remodeling, rather than demolition, of historic buildings to provide alternative housing opportunities;
 3. Provide opportunities for single family residential development in areas served by public and urban services;
 4. Provide opportunities for senior housing that is compatible with the existing, established neighborhood.
- F. Mixed Use – Residential – MUR: The primary purpose of the mixed use residential zone is to provide for a residential zone that also permits compatible nonresidential uses. Permitted uses in the MUR zone are listed in the Table of Permitted Land Uses (Chapter 18.04 IMC). In addition to the objectives stated in the Purpose and Intent section of this chapter, the following objectives also apply to this district:
1. Provide a transition area where residential and limited scale commercial, office, and retail uses with limited impacts can coexist;
 2. Achieve compatibility of uses through design development standards;
 3. Provide opportunities for a range of housing, including senior housing, that is compatible with the existing, established neighborhood;
 4. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
 5. Encourage the reuse and remodeling, rather than demolition, of historic buildings;
 6. Allow a variety of residential dwellings in direct proximity to office, retail, and service uses for resident convenience and employment opportunity.
- G. Multifamily – Medium Density – MF-M (14.52 du/acre): The primary purpose of this district is to provide for medium density multifamily

**MINIMUM NOT NEEDED
NOT DESIRABLE
NOT WORKABLE**



neighborhoods in northern Ellensburg. These projects have created single-density neighborhoods in a conventional suburban pattern. While they provide additional housing units, they are not designed to accommodate incremental densification as has occurred nearer the town's center. These new subdivisions are built out at approximately four units per acre, and will likely remain that way for decades to come. (Table 7.3)

Table 7.3 – Housing Characteristics

Housing Characteristics	1990				2000			
	Ellensburg		Kittitas Co.		Ellensburg		Kittitas Co.	
	Number	%	Number	%	Number	%	Number	%
Total housing units	5,015		13,215		6,763		16,475	
Units in Structure								
1-unit, detached	2,297		8,343		2,773	41.0	9,861	59.9
1-unit, attached	149		183		264	3.9	394	2.4
2-4 units	991		1,089		1,342	19.8	1,475	9.0
5 to 9 units	286		334		351	5.2	403	2.4
10 or more units	1,036		1,311		1,754	26.0	1,479	9.0
Mobile home, RV and other	256		1,955		280	4.1	2,207	13.4

Source: US Census 2000 and 1990



40%
60%
TOTAL HOUSING STOCK