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1 **CHAPTER 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS**

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2 **21.06.010 DIMENSIONAL STANDARDS TABLES**

3 This section contains tables that list the requirements for lot dimensions and building bulk,  
4 density, location, and height for all types of development. All primary and accessory structures  
5 are subject to the dimensional standards set forth in the following tables. Bracketed numbers  
6 refer to notes at the bottom of each table. These general standards may be further limited or  
7 modified by other applicable sections of this title. In particular, some uses have use-specific  
8 standards in chapter 21.05 that impose stricter requirements than set forth in these tables.  
9 General rules for measurement and exceptions are set forth in section 21.06.020.

Chapter 21.06: Dimensional Standards and Measurements  
 Sec.21.06.010 Dimensional Standards Tables

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A. Table of Dimensional Standards: Residential Districts

<b>TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS</b> <i>(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)</i>									
Use	Minimum lot dimensions			Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Max floor area ratio (FAR)	Maximum Height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear			
<b>RS-1: Single-Family Residential District</b>									
Residential uses	6000	50	30	20	5	10	1	N/A	Principal structures: 30
All other uses	10,000	70			10				Accessory garages/carports: 20
<b>RS-2: Residential (One-half Acre) District</b>									
Dwelling, single-family	20,000	120	30	25	10	20	1	N/A	Principal structures: 35
Dwelling, two-family	40,000								Accessory garages/carports: 30
All other uses	20,000								Other accessory structures: 25
<b>RT: Two-Family Residential District</b>									
Dwelling, single-family detached	6000	50	30	20	5	10	1	N/A	Principal structures: 30
Dwelling, two-family			40						Accessory garages/carports: 25

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Dwelling, single-family attached	3500	35	40		N/A on common lot line; otherwise 5				<i>Other accessory structures: 12</i>
All other uses	10,000	70	40		10				
<b>RM-1: Lower Density Mixed Residential District<sup>1</sup></b>									
Dwelling, single-family detached	6,000 min. 12,000 max.	50	30	15	5	10	N/A, except that no portion of any structure, principal or accessory, may be closer than 10 feet to any portion of any other structure, principal or accessory	N/A	30
Dwelling, two-family	6,000	50	30	15	5	10		N/A	30
Dwelling, single-family attached	3,000	<i>Attached single-family: 35 (40 on corner lots)</i>	30	15	5 (N/A on common lot line)	10		N/A	30
Dwelling, townhouse	3,000		30	15		10		N/A	30
Dwelling, multiple-family (up to 4 units permitted)	8,500 for 3 units; 11,000 for 4 units	50	30	15	10	10		N/A	35
All other uses	10,000	70	30	15	10	10		N/A	35
<b>RM-2: Higher Density Mixed Residential District</b>									
Dwelling, single-family detached	6,000 minimum 12,000 maximum	50	30	15	5 (N/A on common lot line)	10	N/A, except that no portion of any structure, principal or accessory, may be	N/A	<i>Principal structures: 30</i>
Dwelling, two-family	6,000	50	30						<i>Accessory garages/carports: 25</i>

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Dwelling, single-family attached	3000	<i>Attached single-family: 35 (40 on corner lots)</i>					closer than 10 feet to any portion of any other structure, principal or accessory		<i>Other accessory structures: 12</i>
Dwelling, townhouse		<i>Townhouse: 24 (30 on corner lots)</i>							
Dwelling, multiple-family (up to 8 units permitted)	8,500 for 3 units; 11,000 for 4 units; 13,500 for 5 units; 16,000 for 6 units; 18,000 for 7 units; 20,000 for 8 units	50			10				35
All other uses	10,000	70							
<b>RM-3: Multi-Family Residential District</b>									
Dwelling, townhouse	3000	20	50	10	5 (N/A on common lot line)	10	More than one principal structure may be allowed on any lot or tract.	N/A	35 for townhouses; 45 for all other uses
Dwelling, multi-family	6000 +1000 for every unit over 4 units	50	50	10	5	10		2.0 (for 11 units or more)	No portion of a structure within 50 feet of any other residential zoning district shall exceed the height limitations of that district
All other uses	10,000	70	50	10	5	10		N/A	
<b>RM-4: High Intensity Multi-Family Residential District</b>									
Dwelling, townhouse	3000	20	50	10, except that the fourth story, and an	5 (N/A on common lot line)	10	N/A	N/A	35

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Dwelling, multi-family	6000	50		higher stories, must be set back at least 20 feet from the property line	5				5	85
All other uses									N/A	65
<b>RL-1: Low-Density Residential with Mobile Homes District</b>										
Dwelling, single-family, or one mobile/manufactured home	43,560	150	30	25	10	10	1	N/A		<i>Principal structures: 35</i>
Dwelling, two-family	87,120	150								<i>Accessory garages/carports: 30</i>
All other uses	43,560	150								<i>Other accessory structures: 25</i>
<b>RL-2: Low-Density Residential (1 acre) District</b>										
Dwelling, single-family	43,560	150	30	25	15	25	1	N/A		<i>Principal structures: 35</i>
Dwelling, two-family	87,120	200								<i>Accessory garages/carports: 30</i>
All other uses	43,560	150								<i>Other accessory structures: 25</i>
<b>RL-3: Low-Density Residential (2 acres) District</b>										
Dwelling, single-family	87,120	180	5	25	15	25	1	N/A		<i>Principal structures: 35</i>
Dwelling, two-family	130,680									<i>Accessory garages/carports: 30</i>
All other uses	87,120									<i>Other accessory structures: 25</i>

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RL-4: Low-Density Residential Alpine/Slope District							
All uses	(See section 21.04.020K.2.a.)	10	25 feet, 50 feet if average slope exceeds 30 percent	10	1	N/A	Principal structures: 30 Accessory garages/carports: 25 Other accessory structures: 18

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B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21:06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Use	Minimum lot dimensions			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
<b>NC: Neighborhood Commercial</b>							
All	6000	50	100	10; except that third story must be set back at least 20 feet from the property line	5 if abutting a residential use; otherwise 0	5 if abutting an alley; otherwise 10	35
<b>AC: Automobile Commercial District</b>							
All uses	6000	50	100	5	All buildings shall have a wall within 0.3 feet of a lot line or be set back from the lot line at least 10 feet	N/A	45
<b>CBD-1, CBD-2, and CBD-3: Central Business Districts</b> <i>NOTE: Buildings in the CBD districts also shall comply with the bulk, lot coverage, and height requirements in section 21.04.030D.</i>							
Residential uses	6000	50	100	N/A	N/A	N/A	CBD-1: Nine stories
Other uses							CBD-2: Five stories
							CBD-3: Three stories



Chapter 21.06: Dimensional Standards and Measurements  
 Sec.21.06.010 Dimensional Standards Tables

**TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS**  
*(Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)*

Use	Minimum lot dimensions			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
<b>OC: Office Commercial District</b>							
Dwelling, multi-family <i>(minimum density of 18 dwelling units/acre if principal use on lot)</i>	6000	50	<u>50</u>	<u>10</u>	<u>5</u>	<u>10</u>	45
All other uses							
<b>RC: Rural Commercial District</b>							
All uses	40,000	120	<u>50</u>	<u>25</u>	<u>25</u>	<u>25</u>	35
<b>IC: Industrial / Commercial District</b>							
All uses	6000	50	100	5	None		50
<b>I-1 &amp; I-2: Industrial Districts</b>							
All uses	6000	50	100	10	None		50 feet in the I-1; otherwise none

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1 C. Table of Dimensional Standards: Mixed-Use Districts

TABLE 21:06-3: TABLE OF DIMENSIONAL STANDARDS - MIXED-USE DISTRICTS (Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)						
Uses	District Size		Front Setbacks	Building Bulk and Height		
	Min.	Max.		Maximum Height (Ft)	Min. Lot Coverage	Maximum Floor Area Ratio
<b>NMU: Neighborhood Mixed Use District</b>						
All	>4	25 acres	Min: 0 ft. Max: 20 ft. A minimum of 30% of the front building façade shall be within the maximum front setback. <b>(illustration available soon)</b> [3]  20-foot minimum setback for 3 <sup>rd</sup> story uses	45 feet	25%	0.67:1 FAR [1] [2]
<b>CCMU: Community Commercial Mixed Use District</b>						
All	15 acres	160 acres	Min: 0 ft. Max: 20 ft. A minimum of 50% of the front building façade shall be within the maximum front setback. <b>(illustration available soon)</b> [3]	60 feet	35%	1.0:1 FAR [1] [2]
<b>RCMU: Regional Commercial Mixed-Use District</b>						
All	50 acres	None	Min: 0 ft. Max: 20 ft. A minimum of 30% of the front building façade shall be within the maximum front setback. <b>(illustration available soon)</b> [3]	75 feet	35%	5:1 FAR
<b>MMU: Midtown Mixed-Use District</b>						
All	50 acres	None	Min: 0 ft. Max: 20 ft. A minimum of 50% of the front building façade shall be within the maximum front setback. <b>(illustration available soon)</b> [3]	180 feet	35%	10:1 FAR
NOTES: [1]: Floor Area Ratio <i>Mixed-use Incentive</i> : An additional 0.5 FAR is not included in the calculation of maximum allowable FAR if the additional 0.5 FAR is residential, and residential is 50% or more of the gross floor area of the development project. [2]: Floor Area Ratio <i>Private Usable Open Space Incentive</i> : An additional 1.0 FAR is not included in the calculation of maximum allowable FAR if the additional 1.0 FAR is residential, and the majority of residential dwellings in the development project each have at least 72 square feet of <i>private usable open space</i> . [3] The area of the maximum front setback between the lot line and the portion of the building within the maximum front setback shall be designed for pedestrian use or landscaping, and shall be free of motor vehicles at all times.						

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1 D. Table of Dimensional Standards: Other Districts

<b>TABLE 21:06-4: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS</b> (Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)							
Uses	Minimum lot dimensions		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
<b>AD: Airport Development District</b>							
All	4,000	20	N/A	N/A	N/A	N/A	Not applicable, except that within 250 feet of any residential district boundary, no portion of any structure shall exceed the height limitations of that residential district
<b>AF: Antenna Farm District</b>							
All	87,120	120	50	50	25	25	Unlimited, except that structures shall not interfere with FAA regulations on airport approaches
<b>DR: Development Reserve</b>							
All	5 acres	100	20	Front, side, and rear setbacks shall be 25 feet when the abutting district is PR, PLI, or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			35
<b>M: Marine District</b>							
All	6000	50	100		None		90 feet above mean sea level
<b>PR and PLI: Parks and Recreation, and Public Lands and Institutions Districts</b>							
All	6,000	50	45	Front, side, and rear setbacks shall be 25 feet when the abutting district is DR, PR, PLI or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			Unrestricted, except where buildings exceed 35 feet in height adjacent to a residential use or district, the minimum setback requirements shall be increased one foot for each 1.5 feet in height exceeding 35 feet
<b>TA: Turnagain Arm District</b>							
Residential (Bird Creek, Indian Valley, Portage inholdings)	50,000	100	20	25	15	25	35, unless a conditional use permit is obtained for a greater height
Residential (Rainbow Valley inholdings)	216, 300						
Commercial (without sewers)	50,000		25				
Industrial (without sewers)							
Institutional (without sewers)							
<b>W: Watershed District</b>							
All	N/A	N/A	5	N/A	N/A	N/A	50

**21.06.020 MEASUREMENTS AND EXCEPTIONS**

**A. Setbacks**

**1. Required Setbacks**

- a. Setbacks shall be located as shown in the illustrations at the end of the chapter.
- b. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in section 21.06.010 for the zoning district in which it is located, except as otherwise established in this title for particular uses, or unless a variance or minor modification has been granted.
- c. Setbacks shall be unoccupied and unobstructed by any structure, except as provided in subsection A.2. below, and except that fences, walls, trellises, poles, posts, ornaments, furniture and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.
- d. A setback or other open space required by this title shall not be included as part of a setback or other open space required by this title for another building or structure or lot.
- e. The entire "pole" portion of a flag lot shall be considered a front setback.
- f. Setbacks shall apply to platted private streets.

**2. Projections into Required Setbacks**

The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

- a. ***Paved Terraces***  
Paved terraces may project into any required setback, provided that no structures placed there shall violate other requirements of this title.
- b. ***Unroofed Landings, Decks, and Stairs***  
Except as provided in subsection 2.c. below, unroofed landings, decks, and stairs may project into required front and rear setbacks only, provided that no portion other than a handrail shall extend higher than 30 inches above the finished grade level.
- c. ***Roofs Over Porches and Other Exterior Approaches***  
Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may encroach up to five feet into a front setback, provided that, where such roof projections encroach within the setback, the roof projections shall comprise no more than 50 percent of the total length of a building's front façade. The covered porch or entrance area encroaching into the setback shall remain exterior to the building, and unenclosed or only partly enclosed, as by a railing.

- 1                                    **d.      *Incidental Architectural Features***  
2                                    Windowsills, fireplace chases, belt courses, cornices, eaves and similar  
3                                    incidental architectural features may project up to two feet into any  
4                                    required setback.
- 5                                    **e.      *Bay Windows***  
6                                    Bay windows, measuring no more than eight feet in width where the  
7                                    projection breaks the plane of the wall, may project up to two feet into  
8                                    any required setback, so long as there is a minimum of eight feet  
9                                    between the bay window and any opposing bay window on an adjacent  
10                                    lot.
- 11                                   **f.      *Private Garage or Carport***  
12                                   A private garage or carport may project into a required rear setback  
13                                   abutting an alley.
- 14                                   **g.      *Accessory Structures***  
15                                   As allowed in 21.05.070B.3.
- 16                                   **h.      *Handicap Access Ramps***  
17                                   The Director may allow the installation of handicap access ramps with  
18                                   handrails in any required setback if they meet the following criteria:
- 19                                              i.      The ramp is architecturally compatible with the structure in  
20                                              design and bulk; and
- 21                                              ii.     The width of the ramp does not exceed 48 inches.
- 22                                   **3.      *Construction on Adjoining Lots***  
23                                   In determining minimum setback requirements, each lot shall be determined  
24                                   individually and minimum setback requirements may not be calculated on the  
25                                   basis of two or more combined lots. In all instances where a building may be  
26                                   constructed immediately adjacent to a lot line, the building may be constructed  
27                                   upon or over such lot line, provided that the portion of the building on each  
28                                   individual lot is otherwise permitted on each lot, and provided further that the  
29                                   building complies with building code requirements.
- 30                                   **4.      *Corner Lots with Two or More Frontages and Double-Frontage Lots***  
31                                   In the case of corner lots with two or more frontages and double-frontage lots,  
32                                   the director shall determine the setback requirements subject to the following  
33                                   limitations:
- 34                                              a.      At least one front setback shall be provided having the full depth required  
35                                              generally in the district.
- 36                                              b.      No other front setback on such lot shall have less than half the depth  
37                                              required generally for front setbacks in the district.
- 38                                              c.      To the maximum extent feasible, setbacks shall be consistent with  
39                                              surrounding properties.
- 40                                   **5.      *Setback from Planned Utility Transmission Facilities***  
41                                              a.      No new structural or land development activity requiring a building or  
42                                              land use permit shall be permitted within the minimum area stated in the

1 Utility Corridor Plan for planned electrical or telecommunication  
2 transmission facilities for which there is a projected easement or right-of-  
3 way, except as allowed under paragraph 5.b., below.

4 **b.** The following uses and activities are permitted, with written  
5 acknowledgement of coordination with the affected utilities, within the  
6 setbacks described in paragraph 5.a., above:

7 **i.** Sidewalks, walkways, and trails;

8 **ii.** Bus shelters and bus turnouts;

9 **iii.** Kiosks and seating units;

10 **iv.** Utilities, utility easements and utility-related structures;

11 **v.** Landscaping required by section 21.07.080, *Landscaping,*  
12 *Screening, and Fences*, and consisting of ground cover, shrubs  
13 and understory trees whose maximum height does not exceed  
14 30 feet;

15 **vi.** Surface parking required by section 21.07.090, *Off-Street*  
16 *Parking and Loading*;

17 **vii.** Temporary parking as described in section 21.05.080;

18 **viii.** Additional parking to that required by this title;

19 **ix.** Open space;

20 **x.** Fences and signs;

21 **xi.** Retaining walls;

22 **xii.** Remodeling of or addition to structures existing as of February  
23 27, 1990, so long as it does not further intrude within the setback  
24 area after that date; and

25 **xiii.** Driveways and vehicular access points.

26 **c.** Applicable setback requirements stated elsewhere in this title may  
27 include the area of setback for electrical transmission facilities.

28 **6. Setbacks from Projected Rights-of-Way**

29 **a. *Minimum Setback***

30 No new structural or land development activity requiring a building or  
31 land use permit shall be permitted within the minimum setback set forth  
32 in the table below from the existing or projected centerline of a street  
33 designated on the *Official Streets and Highways Plan* (OSHP), or within  
34 30 feet from the existing or projected centerline of a street, road  
35 reservation, or public use easement not so designated on the OSHP, but  
36 designated in an adopted neighborhood or district plan, except as  
37 allowed under subsection 6.b., below:

TABLE 21.06-5: SETBACKS FROM PROJECTED RIGHTS-OF-WAY CENTERLINE	
Street Class on Official Streets and Highways Plan	Setback from Centerline (feet)
IC, IIA, IIIC	30
IB	35
I, IA, II	40
III, IIIB	50
IIIA, IV	65
V	75

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- b. Permitted Uses Within Setback**  
 The following uses and activities are permitted within the setbacks described in paragraph 6.a., above:
  - i. Sidewalks, walkways, and trails;
  - ii. Bus shelters and bus turnouts;
  - iii. Kiosks, seating units and skywalks;
  - iv. Utilities and utility easements;
  - v. Temporary parking, temporary open space and usable yards, temporary fences and signs, or temporary retaining walls, as described in paragraph 6.d., below;
  - vi. Additional parking to that required by this title;
  - vii. Remodeling of or addition to structures existing as of May 19, 1987, so long as such remodeling or addition does not further intrude within the setback area or increase the floor area of the structure within the setback area; and
  - viii. Driveways and vehicular access.
  
- c. Additional Setback Requirements**  
 Applicable setback requirements stated elsewhere in this chapter shall be in addition to those stated in this subsection 21.06.020A.6.
  
- d. Temporary Features**  
 As used in this subsection 21.06.020A.6.d., the term "temporary" or "temporarily" means that period of time between the issuance of a building or land use permit and the right of entry conveyed to the municipality or other government entity for a road project that affects the setback area required by this subsection 21.06.020A.6.d. Parking, open space and usable yards, fences and signs, and retaining walls required by this title may be provided temporarily within a setback area described

1 in this subsection 21.06.020A.6.d. only if the director and the traffic  
2 engineer first find that:

- 3 i. The temporary features to be used on the lot conform to all other  
4 applicable requirements of this title;
- 5 ii. An alternate site plan has been submitted with an application for  
6 a building or land use permit for permanent required features on  
7 the lot, excluding all setback areas thereon, in conformance with  
8 all applicable requirements of this title; and
- 9 iii. An agreement between the owner of the lot and the municipality  
10 has been executed and recorded so as to give notice of the  
11 temporary requirements to be applied to the lot and of the date  
12 or event by which the temporary features shall be abandoned in  
13 favor of the permanent configuration stated in the alternate site  
14 plan.

15 **7. Sight Distance Triangles**

16 **a. Prohibition**

17 No person may place within a sight distance triangle area any structure  
18 between 2½ feet and eight feet above the nearest curb or street  
19 centerline grade, whichever is higher, except for:

- 20 i. A public utility pole;
- 21 ii. A tree that is trimmed so that the trunk is bare to a height of eight  
22 feet measured from the nearest curb or street centerline grade,  
23 whichever is higher; or
- 24 iii. A warning sign or signal installed on the lot by a government  
25 agency.

26 **b. Definition**

27 As used in this section, the term “sight distance triangle” refers to the  
28 roadway area visible to the driver. The required length is the distance  
29 necessary to allow safe vehicular egress from a street, driveway, or alley  
30 to a major street. Criteria for required sight distance are given below.

31 **c. Criteria**

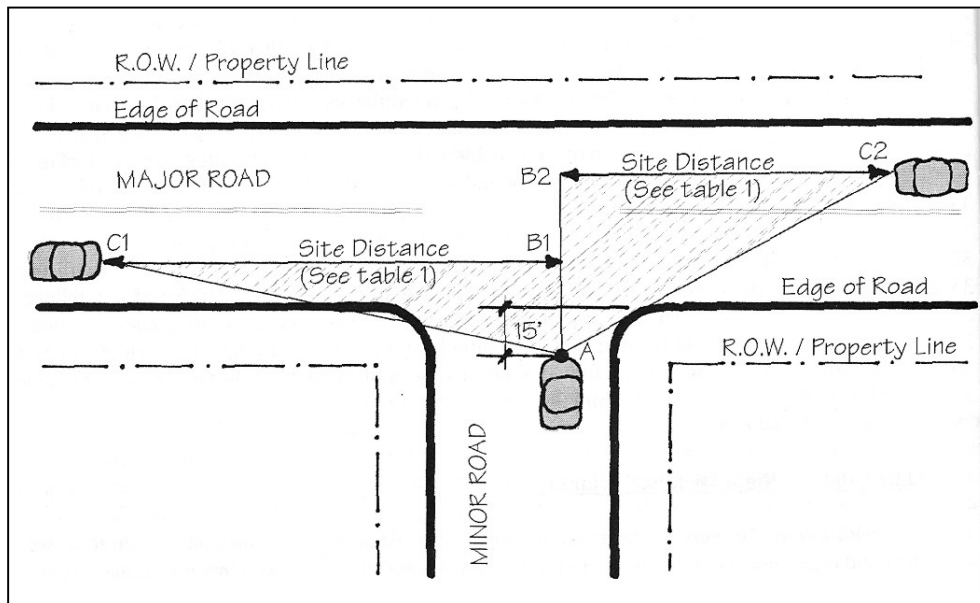
32 The sight distance triangle is shown in the figure below and described as  
33 follows:

- 34 i. Point A is located on the minor approach 15 feet from the edge  
35 of major road travelway;
- 36 ii. Point B1 is located in the center of lane 1;
- 37 iii. Point B2 is located in the center of lane 2;
- 38 iv. Points C1 and C2 are located based on the design speed of the  
39 major road and is the distance shown in Table 21.0-6-6; and
- 40 v. Point A is connected to Points C1 and C2 by a straight line.



**Table 21.06-6: Required Sight Distances in Sight Distance Triangles**

Speed Limit (mph)	Sight Distance (ft)
60	650
50	515
40	415
30	310
20	210



**B. Lot Coverage and Floor Area Ratio (FAR)**

**1. Lot Coverage Requirement Generally**

No building, structure, or lot shall be developed, used, or occupied unless it meets the lot coverage and FAR requirements set forth in section 21.06.010 for the zoning district in which it is located.

**2. Structures Not Considered in Measuring Lot Coverage**

Unless otherwise provided in this title, all structures shall be considered in determining lot coverage except for the following:

- a. Structures less than 30 inches above the finished grade level (such as paved terraces or ground-level decks);
- b. Windowsills, bay windows, fireplace chases, belt courses, cornices, eaves, and similar incidental architectural features;
- c. Handicap ramps that comply with section 21.06.020A.2.h., *Handicap Access Ramps*, above;
- d. Fences, trellises, poles, posts, ornaments, lawn furniture, and similar and customary yard accessories; and

1 e. Hot tubs.

2 3. **Structures Not Considered in Measuring Floor Area Ratio (FAR)**  
3 Unless otherwise provided in this title, all gross floor area shall be considered in  
4 determining FAR except for the following:

5 a. Uninhabitable attics;

6 b. Detached accessory structures; and

7 c. Usable open space areas.

8 **C. Height**

9 1. **Rules for Measuring Height**  
10 Building height shall be measured as shown in the illustrations at the end of the  
11 chapter.

12 2. **Reference Datum**  
13 The reference datum for determination of building height shall be selected by  
14 either of the following, whichever yields a greater height of building:

15 a. The elevation of the highest adjoining sidewalk or ground surface within  
16 a five-foot horizontal distance from the exterior wall of the building, when  
17 such sidewalk or ground surface is not more than ten feet above lowest  
18 grade within a five-foot horizontal distance from the exterior wall of the  
19 building.

20 b. An elevation ten feet higher than the lowest grade when the sidewalk or  
21 ground described in the subsection 2.a., above, is more than ten feet  
22 above the lowest grade.

23 3. **Height Exceptions**  
24 Except as specifically provided elsewhere in this title, the height limitations  
25 contained in this chapter do not apply to spires, belfries, cupolas, flagpoles,  
26 chimneys, antennas, heating and ventilation equipment, elevator housings,  
27 stairwell towers, solar reflectors, skylights, or similar appurtenances; provided,  
28 however, the following:

29 a. The appurtenance does not interfere with Federal Aviation Regulations,  
30 Part 77, Objects Affecting Navigable Airspace;

31 b. The appurtenance does not extend more than 25 feet above the  
32 maximum permitted building height, except for flagpoles, religious  
33 assembly belfries, and antennas that must be of greater height in order  
34 to function;

35 c. The appurtenance is not constructed for the purpose of providing  
36 additional floor area in the building; and

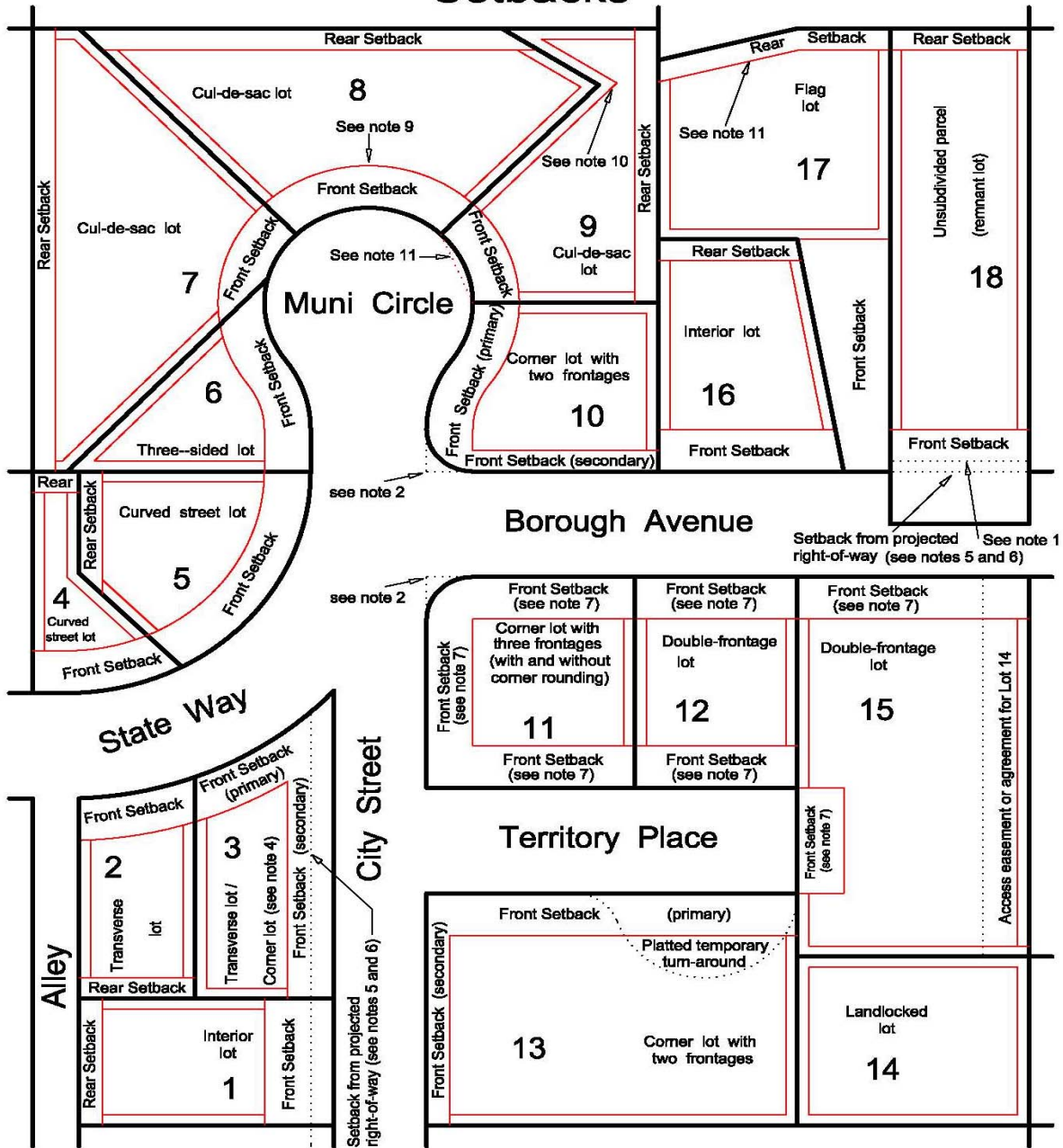
37 d. The appurtenance complies with the screening requirements for  
38 mechanical equipment and appurtenances in 21.07.080H., *Screening*.

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**4. Height Limitations**

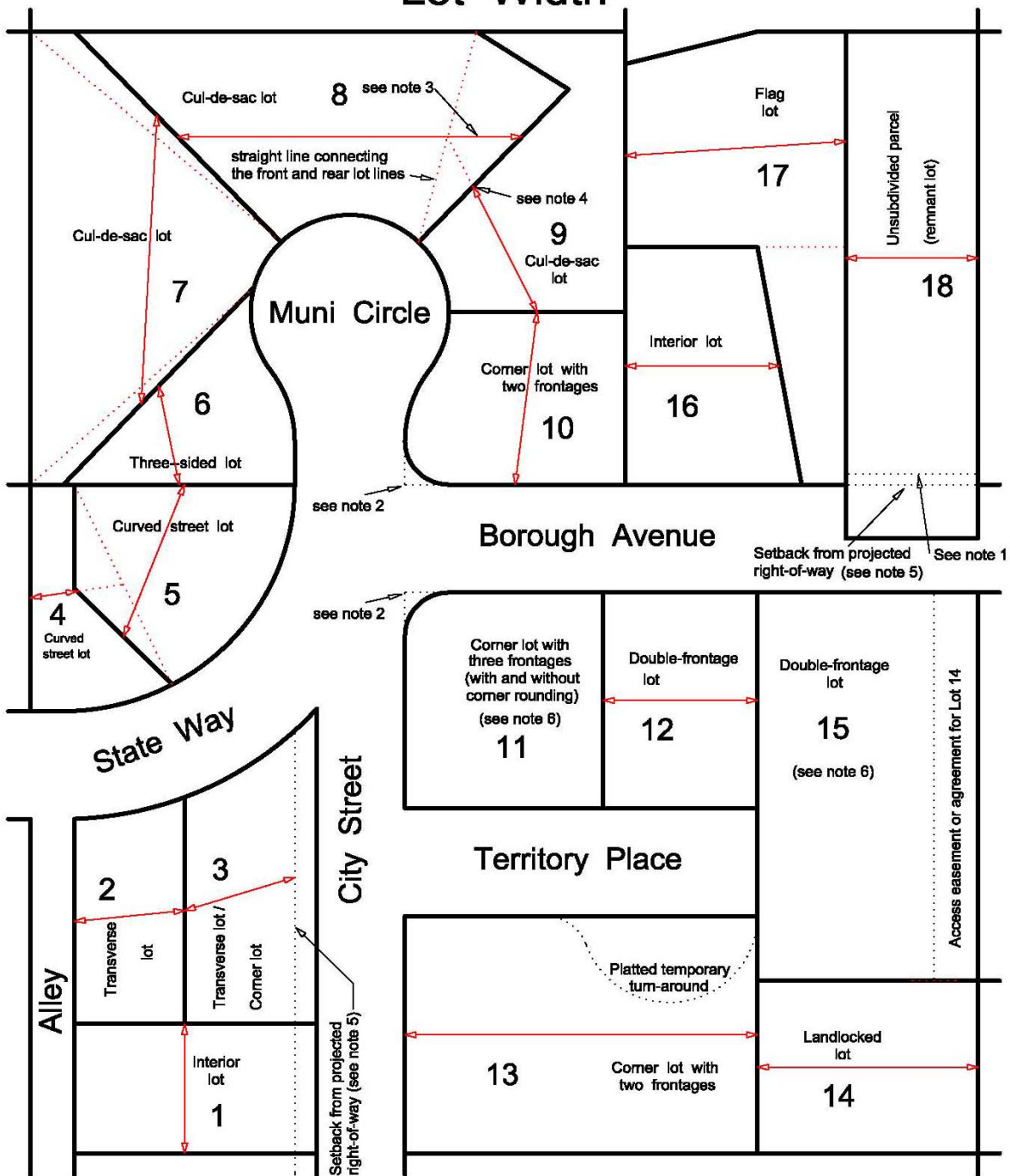
- a. Special height limitations, set forth in section 21.04.080C., apply to all development within the Airport Height Overlay District.
  
- b. Height transitions for neighborhood compatibility, as set forth in subsection 21.07.070B, apply to all development abutting residentially zoned property.

# Setbacks



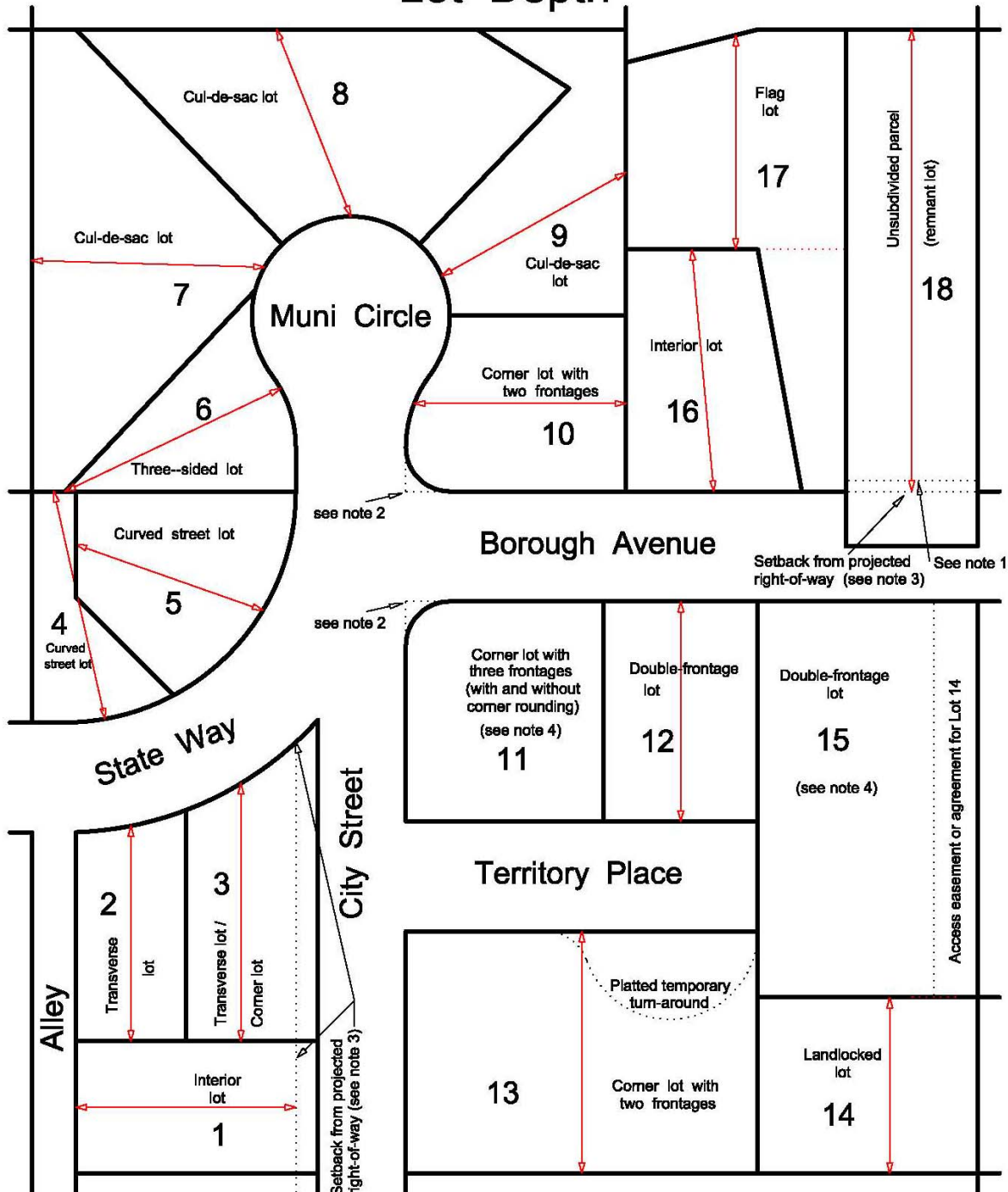
1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
3. All setbacks not called out in the illustration are side setbacks.
4. On corner, double-frontage, and three-sided lots, there are no rear setbacks, but only front and side setbacks.
5. The area between the property line and the setback from projected right-of-way is subject to the same regulations as a front setback.
6. The front setback is measured from the setback from projected right-of-way. See Section 21.06.020.A.7.c.
7. The Director shall determine the depth of the front setbacks. Until such determination, full-depth setbacks apply on all frontages.
8. Front setbacks are determined by the Director. See Section 21.06.020.A.4.
9. The setback follows the curve of the lot line.
10. Side setbacks are extended to intersect.
11. The rear property line is the line (or lines intersecting at an interior angle of not less than 135 degrees) most parallel to the chord of the pro

## Lot Width

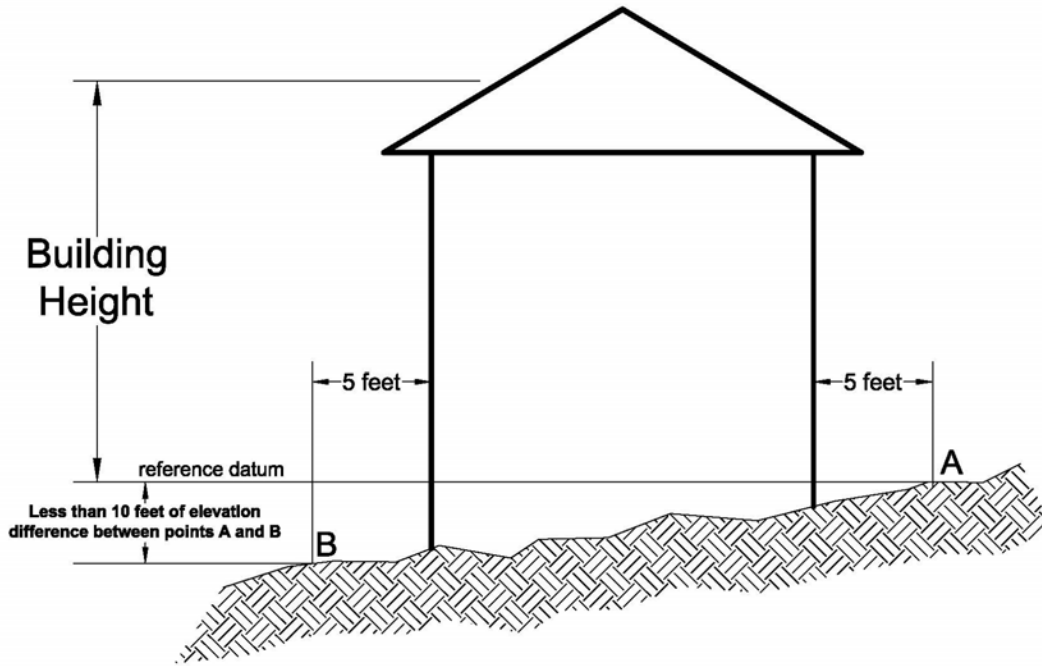


1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
3. The measurement extends to the side property lines. See Section 21.13.030.
4. The measurement does not extend beyond the property lines. See Section 21.13.030.
5. The setback from projected right-of-way is considered the front property line for computing lot width.
6. When the definitions do not unambiguously identify the lot width, the Director shall determine the lot width.

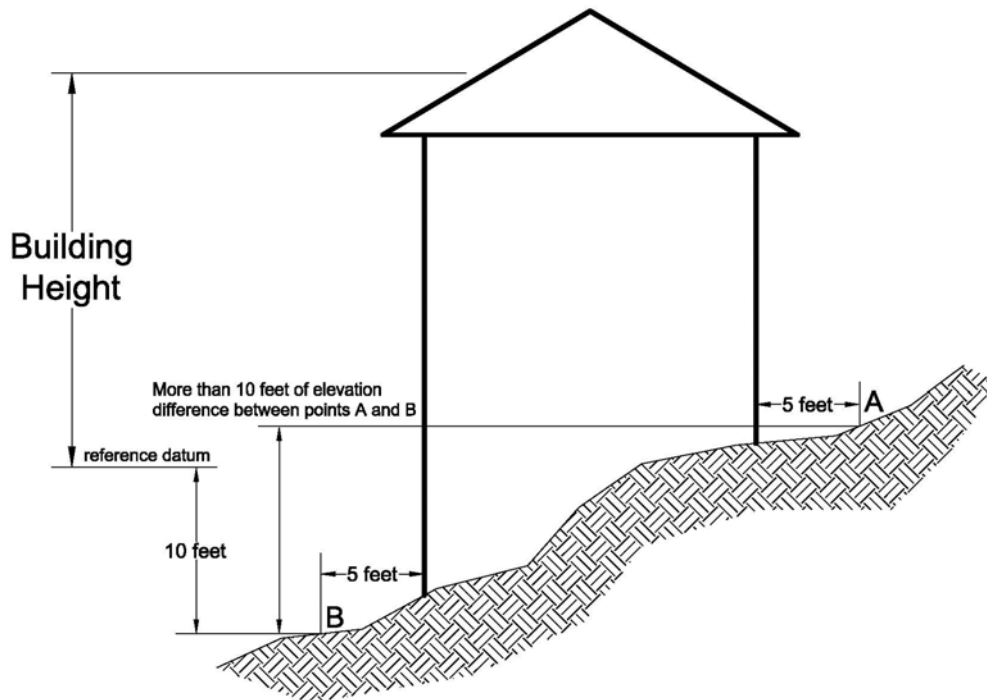
## Lot Depth



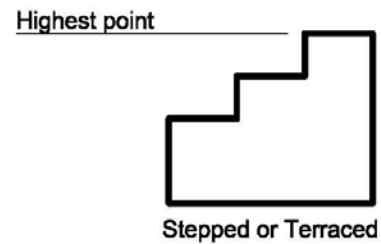
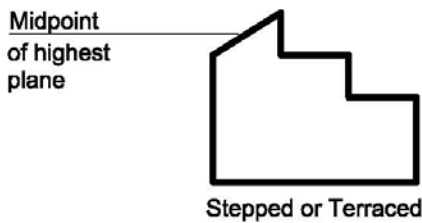
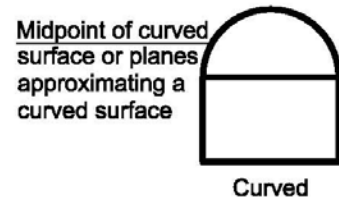
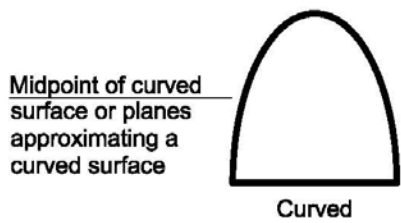
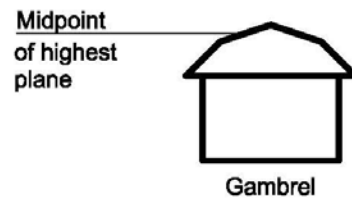
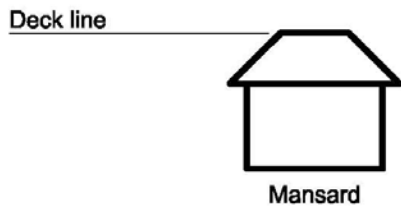
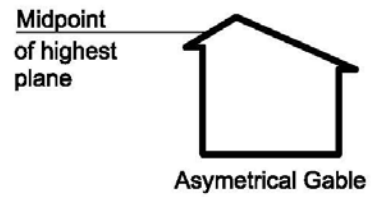
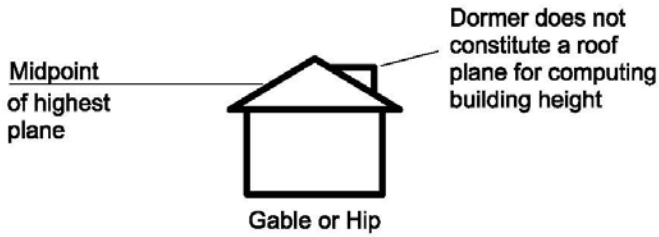
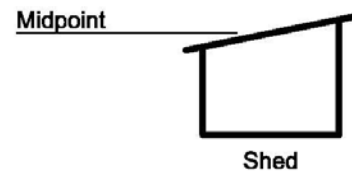
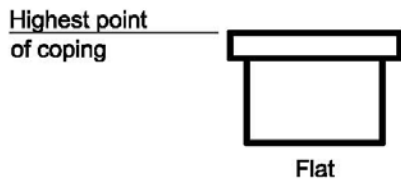
1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
3. The setback from projected right-of-way is considered a property line for computing lot depth.
4. When the definitions do not unambiguously identify the lot depth, the Director shall determine the lot depth.



Case 1



Case 2





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