

TABLE OF CONTENTS

1
2
3 **CHAPTER 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS 2**
4 **21.06.010 Purpose..... 2**
5 A. Purpose 2
6 B. Applicability..... 2
7 **21.06.020 Dimensional Standards Tables..... 2**
8 A. Table of Dimensional Standards: Residential Districts 3
9 B. Table of Dimensional Standards: Commercial and Industrial Districts 8
10 C. Table of Dimensional Standards: Mixed-Use Districts 10
11 D. Table of Dimensional Standards: Other Districts 12
12 **21.06.030 Measurements and Exceptions 13**
13 A. Setbacks..... 13
14 B. Lot Coverage and Floor Area Ratio (FAR)..... 21
15 C. Floor Area Ratio 21
16 D. Height 23
17

CHAPTER 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS

21.06.010 PURPOSE

A. Purpose

Specific purposes of this chapter include:

1. Preserving light and air, and avoiding congestion in residential zoning districts;
2. Promoting fire protection through appropriate separation of structures;
3. Ensuring setbacks which promote a reasonable relationship between residences and a consistent residential streetscape;
4. Promoting streetscapes that are consistent with the intended character of different commercial and mixed-use zones;
5. Promoting buildings close to the sidewalk in mixed-use districts, to reinforce a pedestrian oriented streetscape;
6. Controlling the overall building bulk and lot coverage to help define the character of different zones;
7. Promoting a reasonable building scale that is consistent with the function of local commercial areas and the character of surrounding neighborhoods; and
8. Promoting the efficient use of service capacity in areas with the highest levels of public services and intended development.

B. Applicability

This chapter applies to all development within the municipality.

21.06.020 DIMENSIONAL STANDARDS TABLES

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

1 A. Table of Dimensional Standards: Residential Districts

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL 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		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Max floor area ratio (FAR)	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear			
RS-1: Single-Family Residential District									
Residential uses	6,000	50	30	20	5	10	1	N/A	Principal: 30 Accessory garages/carports: 20 Other accessory: 12
All other uses	10,000	70	30	20	10	10	1	N/A	
R-1A: Single-Family Residential District									
Residential uses	8,400	70	30	20	5	10	1		Principal: 30
All other uses	10,000	70	30	20	10	10	1		Accessory garages/carports: 20 Other accessory: 12
R-2A: Two-Family Residential District									
Dwelling, single-family detached	7,200	60	40	20	5	10	1		Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	8,400	70	40	20	5	10	1		
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1		
All other uses	10,000	70	40	20	10	10	1		
R-2D: Two-Family Residential District									
Dwelling, single-family detached	6,000	50	30 40	20	5	10	1	N/A	Principal: 30 Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1	N/A	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	N/A	
All other uses	10,000	70	40	20	10	10	1	N/A	

TABLE 21-06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL 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		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Max floor area ratio (FAR)	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear			
R-2FM-4: Lower Density Mixed Residential District									
Dwelling, single-family detached	6,000 min. 12,000 max.	50	40 30	20 15	5	10	1 N/A, except that no portion of any structure may be closer than 10 feet to any portion of any other structure	N/A	Principal: 30 Accessory garages/carports: 25 Other accessory: 12 30
Dwelling, two-family	6,000	50	40 30	20 15	5	10	1	N/A	30
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40 30	20 15	N/A on common lot line; otherwise 5	10	1	N/A	30
Dwelling, townhouse	3,000	24 (30 on corner lots)	60 30	20 15		10	1	N/A	30
Dwelling, multiple-family (up to 4 units permitted)	8,500 for 3 units; 11,000 for 4 units	50	40 30	20 15	10	10	1	N/A	35
All other uses	10,000	70	40 30	20 15	10	10	1	N/A	35
R-2M-2: Higher Density Mixed Residential District									
Dwelling, single-family detached	6,000 minimum 12,000 maximum	50	40 30	20 15	5	10	1	N/A	Principal: 30 Accessory garages/carports: 25 Other accessory: 12 35
Dwelling, two-family	6,000	50	40 30	20 15	5	10	1	N/A	
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20 15	N/A on common lot	10	1	N/A	

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL 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		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Max floor area ratio (FAR)	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear			
Dwelling, townhouse	3,000	24 (30 on corner lots)	60	20 15	line; otherwise 5	10	1	N/A	
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	40	20 15	10	10	More than one principal structure may be allowed on any lot or tract by administrative site plan review.	N/A	
All other uses	10,000	70	40	20 15	10	10	N/A, except that no portion of any structure may be closer than 10 feet to any portion of any other structure	N/A	
RM-3: Multi-Family Residential District									
Dwelling, townhouse	3,000	20 (30 on corner lots)	60 50	10	N/A on common lot line; otherwise 5	10	1	N/A	35 for townhouses; 45 for all other uses
Dwelling, multi-family	6,000 +1,000 for every unit over 4 units	50	40 50	20 10	10 5	20 10	More than one principal structure may be allowed on any lot or tract; no portion of any structure may be closer than 10 feet to any portion of any other structure.	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	40 50	20 10	10 5	20 10		N/A	
RM-4: High Intensity Multi-Family Residential District									
Dwelling, townhouse	3,000	20 (30 on corner lots)	60	10, except that the fourth story and higher stories, must be	N/A on common lot line; otherwise 5	10	More than one principal structure may be allowed on any	N/A	35

TABLE 21-06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL 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		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Max floor area ratio (FAR)	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear			
Dwelling, multi-family	6,000	50	50	set back at least 20 feet	5 plus one foot for each five feet in height exceeding 35 feet	10	lot or tract; no portion of any structure may be closer than 10 feet to any other structure.	5	45 85
All other uses	6,000	50	50			10	N/A	N/A	45 65
R-4A: High Intensity Multi-Family Residential District									
Dwelling, townhouse	3,000	20 (30 on corner lots)	60	Min: 10 ft. Max: 20 ft. A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030A.5.)	N/A on common lot line; otherwise 5	15' if adjacent to a residential district (except R-4 or R-4A); otherwise 10'	More than one principal structure may be allowed on any lot or tract; no portion of any structure may be closer than 10 feet to any other structure.		35
Dwelling, multi-family	6,000	50	65		10' if adjacent to a residential district (except for R-4 or R-4A); otherwise 5'				45
All other uses	6,000	50	50						45
R-5 L-4: Low-Density Residential with Mobile Homes District									
Dwelling, single-family, or one mobile/manufactured home	7,000 43,560	150	30	20 25	5 10	10	1	N/A	Principal: 30 35 Accessory garages/carports: 25 30
Dwelling, two-family	13,000 87,120	100 150	30	20 25	5 10	10	1	N/A	Other accessory: 12 25
All other uses	43,560	150	30	20 25	5 10	10	1	N/A	
R-6 L-2: Low-Density Residential (1 acre) District									
Dwelling, single-family	43,560	150	30	25	15	25	1	N/A	Principal: 35
Dwelling, two-family	87,120	200	30	25	15	25	1	N/A	Accessory garages/carports: 30
All other uses	43,560	150	30	25	15	25	1	N/A	Other accessory: 25
R-7 S-2: Residential (One-half Acre) District									

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL 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		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract	Max floor area ratio (FAR)	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear			
Dwelling, single-family	20,000	120	30	25	10	20	1	N/A	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	40,000	120	30	25	10	20	1	N/A	
All other uses	20,000	120	30	25	10	20	1	N/A	
R-8: Low-Density Residential (5 acres) District									
Dwelling, single-family	174,240	300	5	25	15	25	1		Principal: 35
Dwelling, two-family	261,360	300	5	25	15	25	1		Accessory garages/carports: 30
All other uses	174,240	300	5	25	15	25	1		Other accessory: 25
R-9 L-3: Low-Density Residential (2 acres) District									
Dwelling, single-family	87,120	180	5	25	15	25	1	N/A	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	130,680	180	5	25	15	25	1	N/A	
All other uses	87,120	180	5	25	15	25	1	N/A	
R-10 L-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: 30 Accessory garages/carports: 25 Other accessory: 18

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1 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-1A NC: Local and Neighborhood Business Commercial							
All uses	6,000	50	50 100	10; except that third story must be set back at least 20 feet from the property line	10 5 if adjacent to abutting a residential district use; otherwise 0 or at least 5	15 if abutting a residential district; 5 if across an alley from a residential district; otherwise 10	30 35
B-3 AC: General Business Automobile Commercial District							
All uses	6,000	50	Unrestricted 100	10 5	10 if adjacent to a residential district; otherwise 0 or at least 10 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	15 if adjacent to a residential district; otherwise 0 or at least 5 N/A	45
DT-1, DT-2, and DT-3 CBD-1, CBD-2, and CBD-3: Downtown Central Business Districts (to be determined through Downtown Plan process) NOTE: Buildings in the CBD districts also shall comply with the bulk, lot coverage, and height requirements in section 21.04.030D.							
Residential uses	6,000	50	100	N/A	N/A	N/A	CBD-1: Nine stories CBD-2: Five stories CBD-3: Three stories
Other uses							
RO OC: Office Commercial District							
Dwelling, multi-family (minimum density of 18 dwelling units/acre if principal use on lot)	6,000	50	50	10	10 if adjacent to a residential district; otherwise 5	15 if adjacent to a residential district; otherwise 10	45
All other uses							
MC: Marine Commercial District							

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	
All uses	6,000	50	N/A	10	40 feet if abutting the bulkhead; otherwise 0 or at least 5	40 feet if abutting the bulkhead; otherwise 0 or at least 5	90 feet above mean sea level
RC: Rural Commercial District							
All uses	40,000	120	50	25	25	25	35
I-1 G: Industrial / Commercial District							
All uses	6,000	50	N/A 100	10 5	If adjacent to a residential district, the setback shall be equal to that required by the residential district; otherwise None		50
I-1 & I-2: Industrial Districts							
All uses	6,000	50	N/A 100	10	If adjacent to a residential district, the setback shall be twice that required by the residential district; otherwise None		50 feet in the I-1; otherwise none
MI: Marine Industrial							
All uses	6,000	50	N/A	10	40 feet if abutting the bulkhead; otherwise 0 or at least 5		Within 50 feet of a residential district, no portion of any structure shall exceed the height limit of that district; otherwise none

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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	Minimum lot dimensions			Setbacks			Max height (ft)	Max floor area ratio (FAR) [1]	
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear		By Right	With Special Features
NMU: Neighborhood Mixed-Use District									
All uses	6,000	50		Min: 0 ft. Max: 20 ft. A minimum of 30% of the front building elevation façade shall be within the maximum front setback. [2]	10 adjacent to abutting a residential district; otherwise 0 or at least 5	15 adjacent to abutting a residential district or across an alley from a residential district; otherwise 0 or at least 5	45	0.5	0.7
CMU: Community Mixed-Use District									
All uses	6,000	50		Min: 0 ft. Max: 20 ft. A minimum of 50% of the front building elevation façade shall be within the maximum front setback. [2]	10 adjacent to abutting a residential district; otherwise 0 or at least 5	15 adjacent to abutting a residential district or across an alley from a residential district; otherwise 0 or at least 5	60	1	
RMU: Regional Mixed-Use District									
All uses	6,000	50		Min: 0 ft. Max: 20 ft. A minimum of 30% of the front building elevation façade shall be within the maximum front setback. [2]	10 adjacent to abutting a residential district; otherwise 0 or at least 5	15 adjacent to abutting a residential district or across an alley from a residential district; otherwise 0 or at least 5	60	1.5	
MMU: Midtown Mixed-Use District MT-1: Midtown District Core									
All uses	6,000	50		Min: 0 ft. Max: 20 ft. A minimum of 50% of the front building elevation façade shall be within the maximum front setback. [2]	10 abutting a residential district; otherwise 0 or at least 5	15 abutting a residential district or across an alley from a residential district; otherwise 0 or at least 5	180	40	
MT-2: Midtown District General									

[1] See FAR Incentives for mixed-use districts at 21.04.0300.2.
 [2] See subsection 21.06.030A.5., Maximum Setbacks. The area of the maximum front setback between the lot line and the portion of the building required to be 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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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
NMU: Neighborhood Mixed Use District						
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. (illustration available soon) [3] 20-foot minimum setback for 3 rd -story uses	45 feet	25%	0.67:1 FAR [1][2]
CCMU: Community Commercial Mixed Use District						
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. (illustration available soon) [3]	60 feet	35%	1.0:1 FAR [1][2]
RCMU: Regional Commercial Mixed Use District						
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. (illustration available soon) [3]	75 feet	35%	5:1 FAR
MMU: Midtown Mixed Use District						
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. (illustration available soon) [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 35-50% or more of the gross floor area of the development project. [2]: Floor Area Ratio <i>Private Usable Open Space Incentive</i> : An additional 0.1-1.0 FAR is not included in the calculation of maximum allowable FAR if the additional 0.1-1.0 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

TABLE 21:06-4: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS (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	
AD: Airport Development District							
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
AF: Antenna Farm District							
All	87,120	120	50	50	25	25	Unlimited, except that structures shall not interfere with FAA regulations on airport approaches
DR: Development Reserve							
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
M: Marine District							
All	6,000	50	400		None		90 feet above mean sea level
PR and PLI: Parks and Recreation, and Public Lands and Institutions Districts							
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
TA: Turnagain Arm District							
Residential (Bird Creek, Indian Valley, Portage inholdings)	50,000	100	20	25	15	25	35, unless a conditional use permit is obtained for greater height
Residential (Rainbow Valley inholdings)	216, 300	100	20	25	15	25	
Commercial (without sewers)	50,000	100	25	25	15	25	
Industrial (without sewers)	50,000	100	25	25	15	25	
Institutional (without sewers)	50,000	100	25	25	15	25	
W: Watershed District							
All	N/A	N/A	5	N/A	N/A	N/A	50

21.06.030 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 21.06.020 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 ~~elevation~~ ~~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 ~~handrail railing~~.

d. Incidental Architectural Features

Windowsills, fireplace chases, belt courses, cornices, eaves and similar incidental architectural features may project up to two feet into any required setback.

1 e. **Bay Windows**

2 Bay windows, measuring no more than eight feet in width where the projection
3 breaks the plane of the wall, may project up to two feet into any required setback,
4 so long as there is a minimum of eight feet between the bay window and any
5 opposing **encroachment** bay window on an adjacent lot.

6 f. **Private Garage or Carport**

7 A private garage or carport may project into a required **side or** rear setback
8 abutting an alley.

9 g. **Accessory Structures**

10 As allowed in 21.05.070B.3.

11 h. **Handicap Access Ramps**

12 The director may allow the installation of handicap access ramps with handrails
13 in any required setback if they meet the following criteria:

14 i. **The ramp is neither roofed nor enclosed;**

15 ii. **There are no switchbacks over 30 inches in height;** ~~The ramp is~~
16 ~~architecturally compatible with the structure in design and bulk; and~~

17 iii. The width of the ramp does not exceed 48 inches.

18 3. **Construction on Adjoining Lots**

19 In determining minimum setback requirements, each lot shall be determined individually
20 and minimum setback requirements may not be calculated on the basis of two or more
21 combined lots. In all instances where a building may be constructed immediately
22 adjacent to a lot line, the building may be constructed upon or over such lot line, provided
23 that the portion of the building on each individual lot is otherwise permitted on each lot,
24 ~~and provided further that the building complies with building code requirements.~~

25 4. **Corner Lots with Two or More Frontages and Double-Frontage Lots**

26 In the case of corner lots with two or more frontages and double-frontage lots, the
27 director shall determine the setback requirements subject to the following limitations:

28 a. At least one front setback shall be provided having the full depth required
29 generally in the district.

30 b. No other front setback on such lot shall have less than half the depth required
31 generally for front setbacks in the district.

32 c. **For residential lots of less than one acre in area and for non-residential lots, To**
33 ~~the maximum extent feasible,~~ setbacks shall be consistent with surrounding
34 properties, **with more weight given to abutting properties oriented in the same**
35 **pattern.**

36 d. **For residential lots of one acre or greater in area, the property owner, with the**
37 **concurrence of the traffic engineer, has discretion over which frontage shall be**
38 **the primary front setback.**

39 5. **Maximum Setbacks**

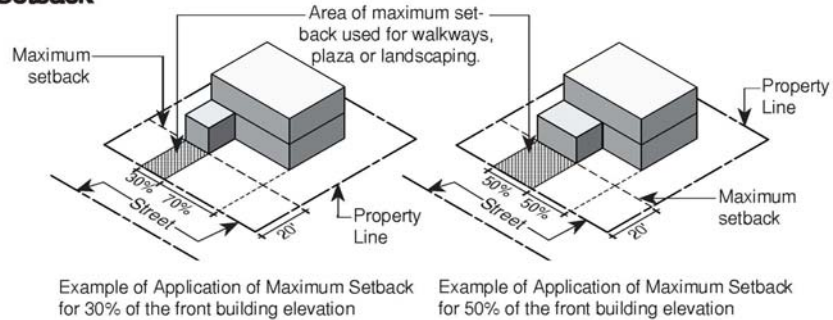
40 **Maximum setbacks are intended to help create an environment that is inviting to**
41 **pedestrians and transit users, and a more active streetscape. Maximum setbacks**

1 promote buildings closer to the sidewalk and a stronger interface between buildings and
2 adjoining streets. The requirements of this subsection provide for flexibility and creativity,
3 and allow improvements to existing developments that do not meet the standard.

4 a. **Measurement and Applicability**

5 i. The maximum setback applies to the ground level, street-facing elevation
6 of the building, as depicted below.

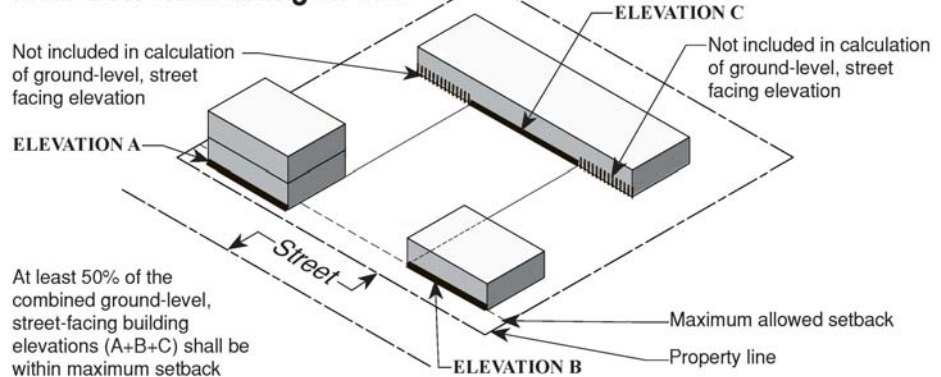
Application of Maximum Setback



7
8 ii. On lots with two or more street frontages, the maximum setback shall
9 apply only on the primary front setback. When the site abuts a street
10 designed on an adopted plan as a Main Street, a Transit Street, or a
11 Mixed-Use Street, the location of the maximum setback may be changed
12 with the concurrence of the director.

13 iii. Where there is more than one building on the site, the maximum setback
14 standard applies to the combined ground level, street-facing elevations
15 of all the buildings, as depicted below.

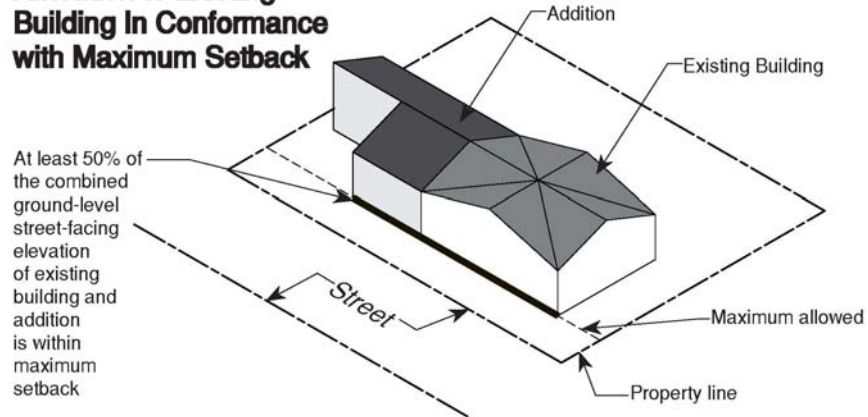
Maximum Building Setback with more than one Building on Site



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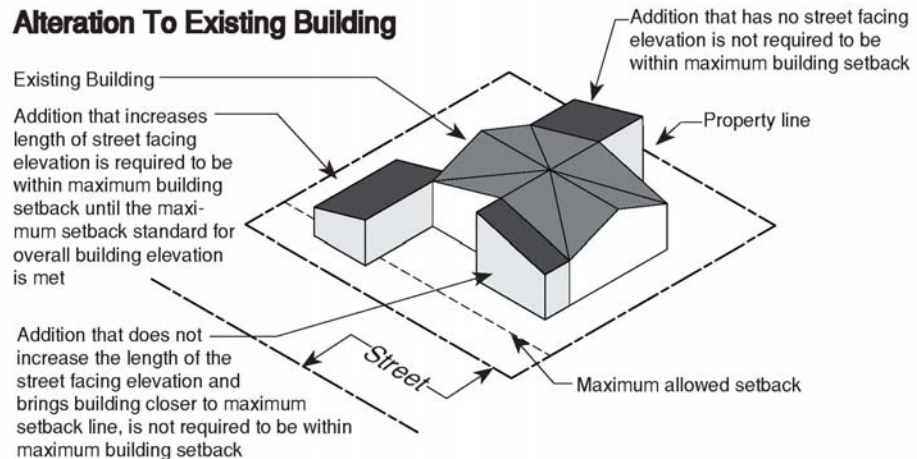
- iv. The maximum setbacks shall apply only to new buildings and any building addition that increases the length of the building elevation facing the applicable street, as depicted below.

Alteration to Existing Building In Conformance with Maximum Setback



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Alteration To Existing Building



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- v. For all multi-building sites except those which fall under the Large Commercial Establishment regulations, the order of construction shall ensure that this standard is met at all times.

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- vi. Where the required setback from a projected right-of-way is equal to or greater than the maximum setback, the maximum setback shall be measured from the projected right-of-way setback line.

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b. Use of Maximum Setback Area

- i. Vehicular parking and circulation is not permitted in between the street and the portion of the building that is used to comply with this subsection.

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- ii. The area between the front lot line and the portion of the building that is used to comply with this subsection shall be designed to be sidewalk or walkway, building entrance plaza, pedestrian plaza, open space,

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landscaping, and/or courtyard areas. Where landscaping is provided, the area shall meet the specifications for site enhancement landscaping. One pedestrian amenity as defined by this title is required for every 300 square feet of maximum setback area.

c. Exceptions to Maximum Setback

i. The maximum front setback may be exceeded if the area between the building and the front property line is landscaped or hardscaped for use by pedestrians.

ii. For buildings where all the floor area is in residential use, the street-facing façade of a covered porch qualifies for meeting this standard. The porch shall have at least one entrance accessible from the street.

d. Exemptions

When the following uses are either single principal uses on a lot, or are combined with a building of less than 5,000 square feet gfa, they are exempt from the maximum setback requirement:

i. Food and beverage kiosks;

ii. Fueling stations; and

iii. Vehicle service and repair, major or minor.

6. Setback from Planned Utility Transmission Facilities

a. No new structural or land development activity requiring a building or land use permit shall be permitted within the minimum area stated in the *Utility Corridor Plan* for planned electrical or telecommunication transmission facilities for which there is a projected easement or right-of-way, except as allowed under paragraph 6.b., below.

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

i. Sidewalks, walkways, and trails;

ii. Bus shelters and bus turnouts;

iii. Kiosks and seating units;

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

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

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

vii. Temporary parking as described in section 21.05.080;

viii. Additional parking to that required by this title;

- ix. Open space;
 - x. Fences and signs;
 - xi. Retaining walls;
 - xii. Remodeling of or addition to structures existing as of February 27, 1990, so long as it does not further intrude within the setback area after that date; and
 - xiii. Driveways and vehicular access points.
- c. Applicable setback requirements stated elsewhere in this title may include the area of setback for electrical transmission facilities.

7. Setbacks from Projected Rights-of-Way

a. Minimum Setback

Except as allowed under subsection 7.b. below, no new structural or land development activity requiring a building or land use permit shall be permitted within the minimum setback set forth in the table below from the existing or projected centerline of a street designated on the *Official Streets and Highways Plan* (OSHP), within 25 feet from the existing or projected centerline of a dedicated local street, or within 30 feet from the existing or projected centerline of a street, road reservation, or public use easement not so designated on the OSHP, but designated in an adopted neighborhood or district plan.

TABLE 21.06-5: SETBACKS FROM PROJECTED RIGHTS-OF-WAY CENTERLINE		
Street Class on Official Streets and Highways Plan	Street Class on Official Streets and Highways Plan	Setback from Centerline (feet)
IC	Neighborhood Collector	30
IIA	Minor Arterial	
IIIC	Undivided Major Arterial	
IB	Neighborhood Collector	35
I	Residential Collector	40
IA	Industrial Commercial Collector	
II	Minor Arterial	
III	Divided Major Arterial	50
IIIB	Undivided Major Arterial	
IIIA	Divided Major Arterial	65
IV	Expressway	
V	Freeway	75
	Local Street	25

1 **b. Permitted Uses Within Setback**

2 The following uses and activities are permitted within the setbacks described in
3 paragraph 7.a., above:

- 4 i. Sidewalks, walkways, and trails;
- 5 ii. Bus shelters and bus turnouts;
- 6 iii. Kiosks, seating units and skywalks;
- 7 **iv. Canopies, awnings, incidental architectural features, and public art;**
- 8 v. Utilities and utility easements;
- 9 vi. Temporary parking, ~~temporary open space and usable yards~~, temporary
10 fences and signs, or temporary retaining walls, as described in
11 paragraph 7.d., below;
- 12 vii. Additional parking to that required by this title;
- 13 **viii. Landscaping, but not required landscaping;**
- 14 ix. Remodeling of or addition to structures existing as of May 19, 1987, so
15 long as such remodeling or addition does not further intrude within the
16 setback area or increase the floor area of the structure within the setback
17 area; and
- 18 x. Driveways and vehicular access.

19 **c. Additional Setback Requirements**

20 Applicable setback requirements stated elsewhere in this chapter shall be in
21 addition to those stated in this subsection 21.06.030A.7.

22 **d. Temporary Features**

23 As used in this subsection 21.06.030A.7.d., the term "temporary" or "temporarily"
24 means that period of time between the issuance of a building or land use permit
25 and the right of entry conveyed to the municipality or other government entity for
26 a road project that affects the setback area required by this subsection
27 21.06.030A.7.d. Parking, ~~open space and usable yards~~, fences and signs, and
28 retaining walls required by this title may be provided temporarily within a setback
29 area described in this subsection 21.06.030A.7.d. only if the director and the
30 traffic engineer first find that:

- 31 i. The temporary features to be used on the lot conform to all other
32 applicable requirements of this title;
- 33 ii. An alternate site plan has been submitted with an application for a
34 building or land use permit for permanent required features on the lot,
35 excluding all setback areas thereon, in conformance with all applicable
36 requirements of this title; and
- 37 iii. An agreement between the owner of the lot and the municipality has
38 been executed and recorded so as to give notice of the temporary
39 requirements to be applied to the lot and of the date or event by which

the temporary features shall be abandoned in favor of the permanent configuration stated in the alternate site plan.

8. **Sight Distance Triangles**

Sight distance triangles shall be unobstructed as required by title 9.

a. **Prohibition**

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

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

b. **Definition**

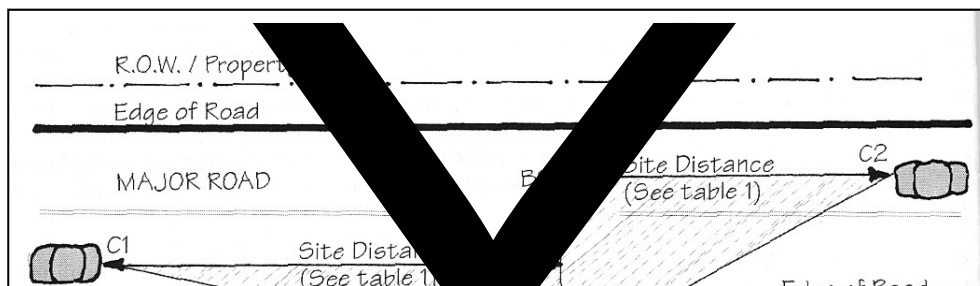
As used in this section, the term "sight distance triangle" refers to the roadway area visible to the driver. The required length is the distance necessary to allow safe vehicular egress from a street, driveway, or alley to a major street. Criteria for required sight distance are given below.

c. **Criteria**

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

- i. Point A is located on the minor approach 15 feet from the edge of major road travelway;
- ii. Point B1 is located in the center of lane 1;
- iii. Point B2 is located in the center of lane 2;
- iv. Points C1 and C2 are located based on the design speed of the major road and is the distance shown in Table 21.06-6; and
- v. Point A is connected to Points C1 and C2 by a straight line.

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



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

11 **1. Lot Coverage Requirement Generally**

12 No building, structure, or lot shall be developed, used, or occupied unless it meets the lot
13 coverage and FAR requirements set forth in this chapter section 21.06.020 or in chapter
14 21.04, for the zoning district in which it is located.

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

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

- 18 **a.** Structures less than 30 inches above the finished grade level (such as paved
19 terraces or ground-level decks);
- 20 **b.** Windowsills, bay windows, fireplace chases, belt courses, cornices, eaves, and
21 similar incidental architectural features;
- 22 **c.** Handicap ramps that comply with section 21.06.030A.2.h., *Handicap Access*
23 *Ramps*, above;
- 24 **d.** Fences, trellises, poles, posts, ornaments, lawn furniture, and similar and
25 customary yard accessories; and
- 26 **e.** ~~Hot tubs.~~

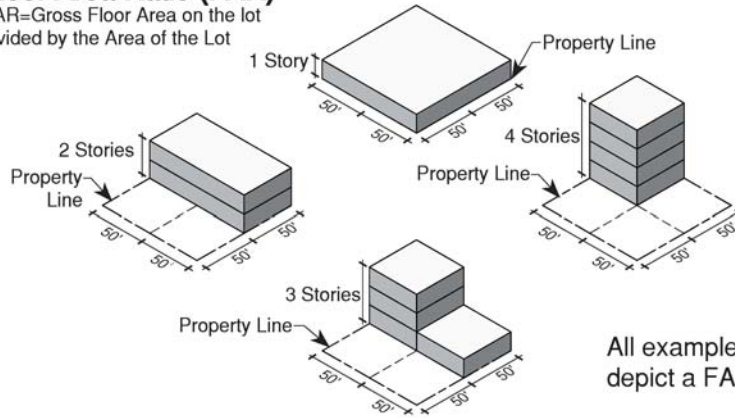
27 **C. Floor Area Ratio**

28 **1. Purpose**

29 Floor area ratio (FAR) establishes the amount of use (the intensity) on a site. FAR
30 provides a means to match the potential amount of uses with the intended functions and
31 character of the area and the provision of public infrastructure and services. FARs also
32 work with the height, setback, and lot coverage standards to ensure the overall bulk of
33 development is compatible with the area. It is also the purpose of this title to provide floor
34 area ratio bonuses to encourage development characteristics that advance community
35 objectives, such as affordable housing, below grade parking, and open space.

Floor Area Ratio (FAR)

FAR=Gross Floor Area on the lot
 divided by the Area of the Lot



All example figures
 depict a FAR of 1.0.

2. **Areas Structures Not Considered in Measuring Floor Area Ratio (FAR)**

Unless otherwise provided in this title, all gross floor area shall be considered in determining FAR except for the following:

- a. Uninhabitable attics;
- b. Residential space in an attic under a roof slope of between 8:12 and 12:12, provided the residential space is limited to one story;
- c. Crawl spaces less than 5 feet from floor to ceiling;
- d. Floor area in stories below grade plane that is devoted to parking or loading;
- e. Detached accessory structures; and
- f. Private Usable open space areas that meets the standards of 21.07.030.

3. **Maximum Floor Area Ratios**

a. **Mixed-Use Districts**

For the NMU, CMU, RMU, MT-1 and MT-2 zoning districts, table 21.06-3 establishes the maximum FAR for each district. Increases in allowable FAR are available through incentives provided in the mixed-use district standards at 21.04.0300.

b. **Downtown and Other Districts**

Maximum FAR in the DT-1, DT-2, DT-3, R-4, R-4A, and other districts in which FARs may apply are established within the district-specific standards in chapter 21.04. Increases in allowable FAR are available through incentives also provided in the district-specific standards.

c. **FAR Bonus Review**

An administrative site plan review shall be conducted on all developments proposed for a floor area ratio bonus, unless exempted in writing by the director.

d. **FAR Bonus Agreement**

Where a special feature is to be provided in order to receive an FAR bonus, the owner shall grant to the municipality a written agreement ensuring the continued

1 provision of the special feature, which shall be recorded as a covenant running
2 with the land, binding upon all successors and assigns, and enforceable by the
3 municipality, prior to the issuance of any building or land use permit for the
4 development.

5 **D. Height**

6 **1. Airport Height Overlay District**

7 Nothing in this section allows a building, structure, or appurtenance to exceed the height
8 limitations of the Airport Height Overlay District (21.04.060C.).

9 **2. Rules for Measuring Height**

10 a. Building height shall be measured as the vertical distance from grade plane to
11 the midpoint of the highest roof surface, as shown in the illustrations at the end of
12 the chapter, subject to C.2. and C.3. below.

13 b. Structures that are not buildings shall be measured as the vertical distance from
14 grade plane to the highest point of the structure. Fences on top of retaining walls
15 shall be measured from grade on the highest side of the retaining wall.

16 **3. Grade Plane Reference Datum**

17 The grade plane reference datum for determination of structure building height shall be
18 selected by either of the following, whichever yields a greater height of structure building:

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

23 b. An elevation ten feet higher than the lowest grade when the sidewalk or ground
24 described in the subsection 3.a., above, is more than ten feet above the lowest
25 grade.

26 **4. Existing Grade**

27 The elevation of base points for determining grade plane and structure height shall be
28 measured using the existing grade of a lot prior to construction, exclusive of any artificial
29 embankment or where the ground has been built up to increase the ground elevation
30 around the building. In no case shall the existing grade be altered to obtain a higher
31 structure than is otherwise permitted in the district.

32 **5. Height Exceptions**

33 Except as specifically provided elsewhere in this title, the height limitations contained in
34 this chapter do not apply to spires and similar religious appurtenances, belfries, cupolas,
35 flagpoles, chimneys, antennas, rooftop mechanical equipment ~~heating and ventilation~~
36 ~~equipment, elevator housings~~, stairwell towers, elevator penthouses, parapets, firewalls,
37 open or transparent railings, solar reflectors, photovoltaic panels, skylights, or similar
38 appurtenances; provided, however, the following:

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

41 b. The appurtenances cumulatively cover no more than one-third of the roof area of
42 the building, except that when it has been demonstrated to the director and the

1 building official that building HVAC requirements necessitate a larger mechanical
2 penthouse, the appurtenances may cover up to one-half of the roof area;

3 c. The appurtenance is not constructed for the purpose of providing additional floor
4 area, usable space, or storage room for in the building, except that a storage
5 room of 60 square feet or less, combined with a stairwell tower or elevator
6 housing, and directly related to a rooftop use (such as tool storage for a rooftop
7 garden), is allowed; and

8 d. The appurtenance does not exceed the height limit of the district by more than 15
9 feet, with the following exceptions: ~~extend more than 25 feet above the maximum~~
10 ~~permitted building height, except for flagpoles, religious assembly belfries, and~~
11 ~~antennas that must be of greater height in order to function;~~

12 i. The allowed height of antennas and other telecommunications
13 infrastructure is addressed in subsection 21.05.040K.;

14 ii. Flagpoles and spires and similar religious appurtenances may exceed up
15 to 50 feet;

16 iii. Elevator penthouses may exceed up to 25 feet;

17 iv. Parapets, firewalls, and skylights may exceed up to four feet.

18 e. ~~The appurtenance complies with the screening requirements for mechanical~~
19 ~~equipment and appurtenances in 21.07.080H., *Screening*.~~

20 **6. Height Adjustments**

21 Commercial buildings sometimes feature a greater ceiling height on the first floor to
22 enhance the building's aesthetic appeal and openness of ground-level retail spaces.
23 Building height shall be allowed to be increased by up to five feet above the height limit
24 for the district, provided that the increase is only to allow a greater first story height for
25 ground level commercial use, and the increase in height does not result in a greater
26 number of stories than would otherwise be constructed.

27 **7. Height Transitions for Neighborhood Compatibility Limitations**

28 a. Purpose ~~Special height limitations, set forth in section 21.04.080C., apply to all~~
29 ~~development within the Airport Height Overlay District.~~

30 The objective of the height transition standard is to help ensure compatibility
31 between higher intensity development and adjacent lower density residential
32 districts, in terms of building bulk and scale, a degree of sunlight access and
33 ambient daylighting, and the potential for privacy and visual buffering. The
34 standard is not designed to reduce the gross floor area development potential of
35 a subject lot; instead, it is intended to encourage thoughtful positioning of building
36 massing and height on the subject lot with respect to adjacent neighborhoods.

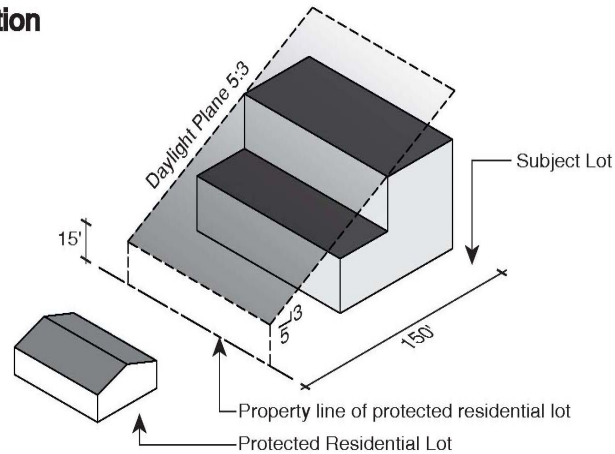
37 b. Applicability ~~Height transitions for neighborhood compatibility, as set forth in~~
38 ~~subsection 21.07.070B, apply to all development abutting residentially zoned~~
39 ~~property.~~

40 This standard shall apply to structures located in any non-residential district
41 (except for the DT districts), the R-4 district, or the R-4A district, and within 150
42 feet of any lot zoned R-1, R-1A, R-2A, R-2D, R-2M, R-2F, R-3, R-5, R-6, R-7, R-
43 8, R-9, or R-10.

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- c. **Standard**
Structures on the subject lot shall not penetrate a daylight plane that rises inward over the subject lot at an angle of five feet of run for every three feet of rise, and starting from a height of 15 feet above existing grade at the nearest lot line of the residential (protected) lot.

Height Transition

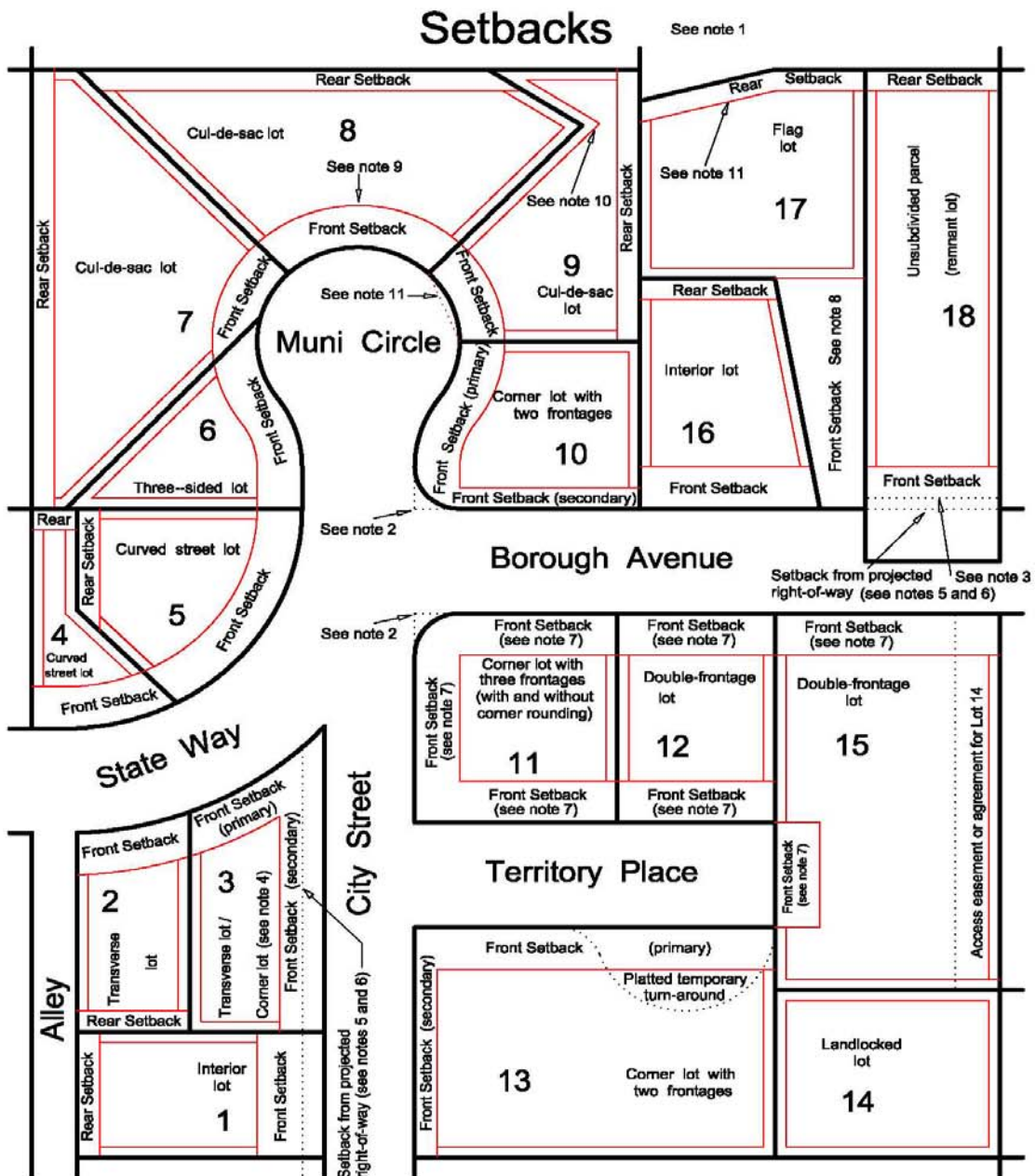


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- d. **Exceptions**
- i. Height exceptions in subsection D.5. above are not subject to the height transitions standard.
 - ii. The director may exempt any portion of a proposed development which, being already completely blocked from the protected property by existing permanent structures or topography, will have not additional impact.
 - iii. The director may exempt a proposed development if, because of topography or lot dimensions or configuration, the height transitions provisions would unduly restrict permissible development, and reasonable use cannot otherwise be made of the site of the proposed development.
 - iv. Exceptions shall be the minimal action that would afford relief and shall cause the least interference possible with the intended protections for the residential lots.

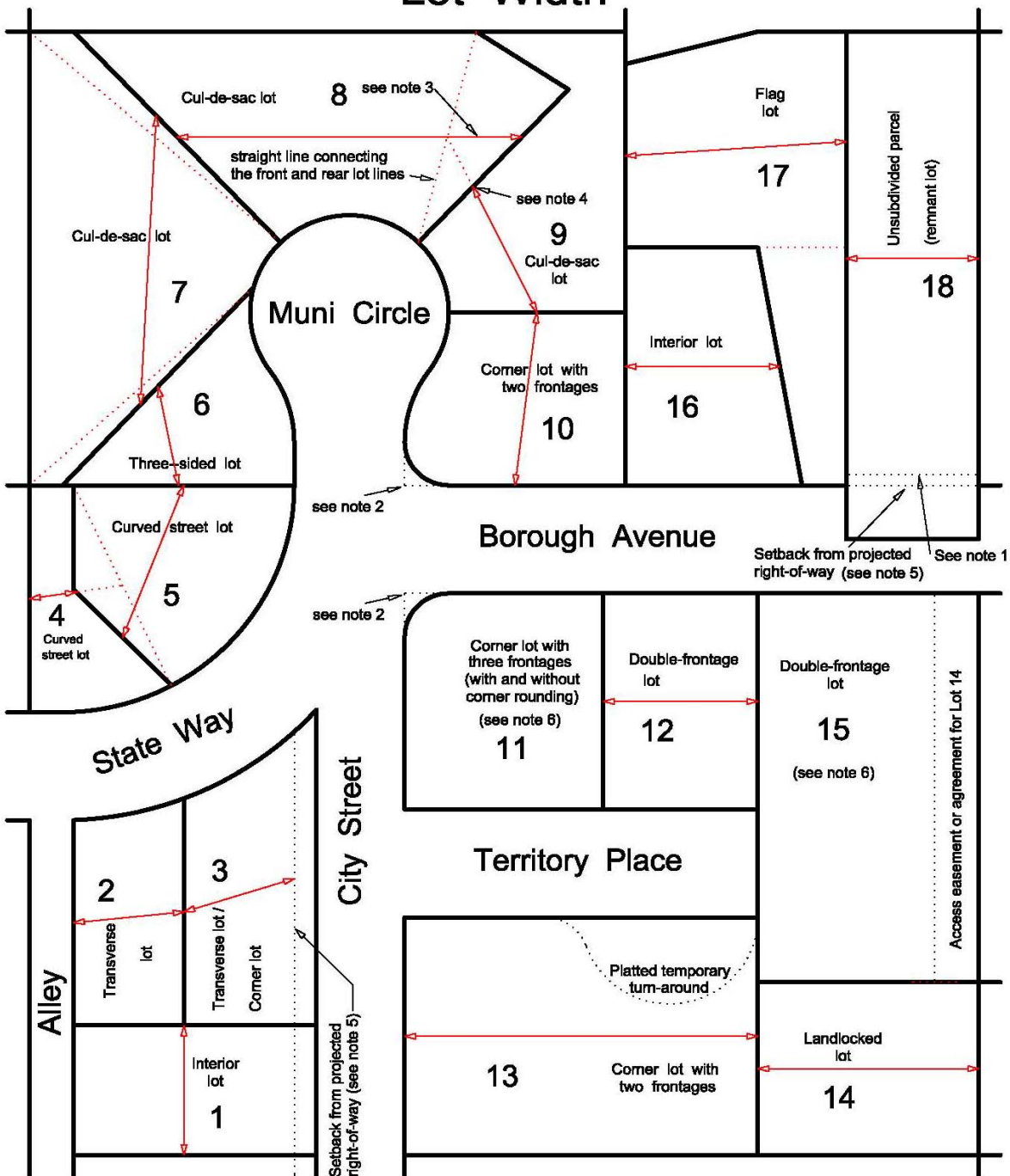
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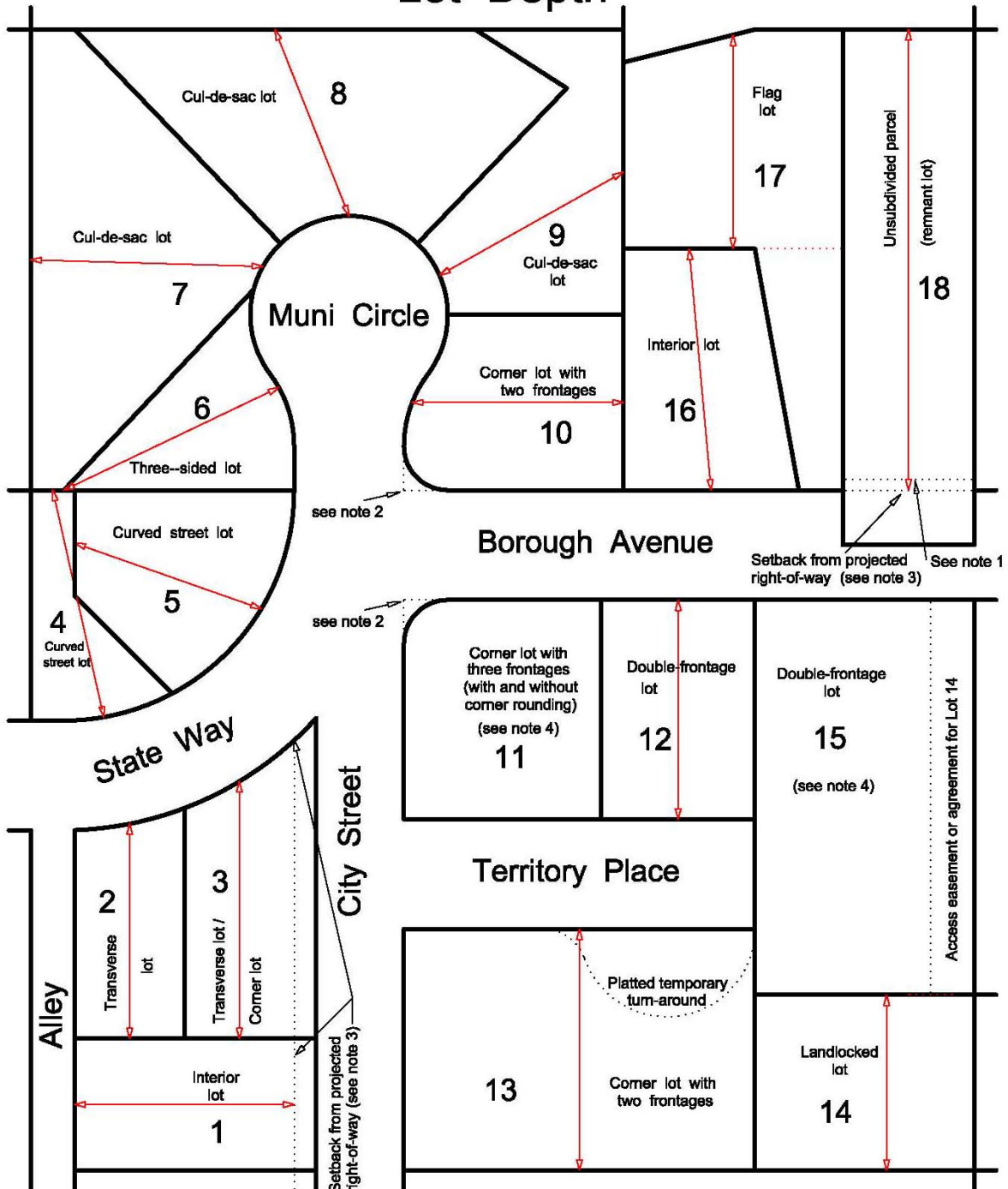
1. All setbacks not called out in the illustration are side setbacks.
2. Front property lines intersect by extrapolation.
3. Section line easement, BLM road reservation, road or public use easement.
4. On corner, double-frontage, and three-sided lots, there are no rear setbacks, but only front and side 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 21.06.020A.7.
7. The director shall determine the depth of the front setbacks. Until such determination, full-depth setbacks apply on all frontages.
See Section 21.06.020A.4.
8. The depth of this setback shall not be less than that required generally in the zoning district.
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 front lot line or chord of the front lot line.

Lot Width

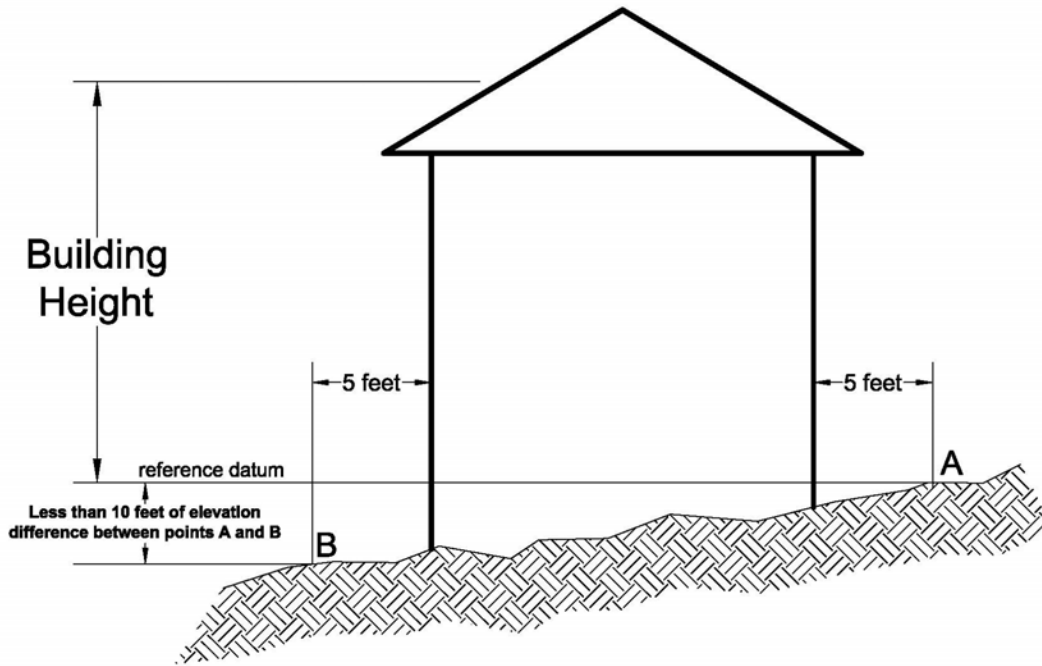


1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
3. The measurement extends to the side property lines. See Section 21.13.030.
4. The measurement does not extend beyond the property lines. See Section 21.13.030.
5. The setback 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.

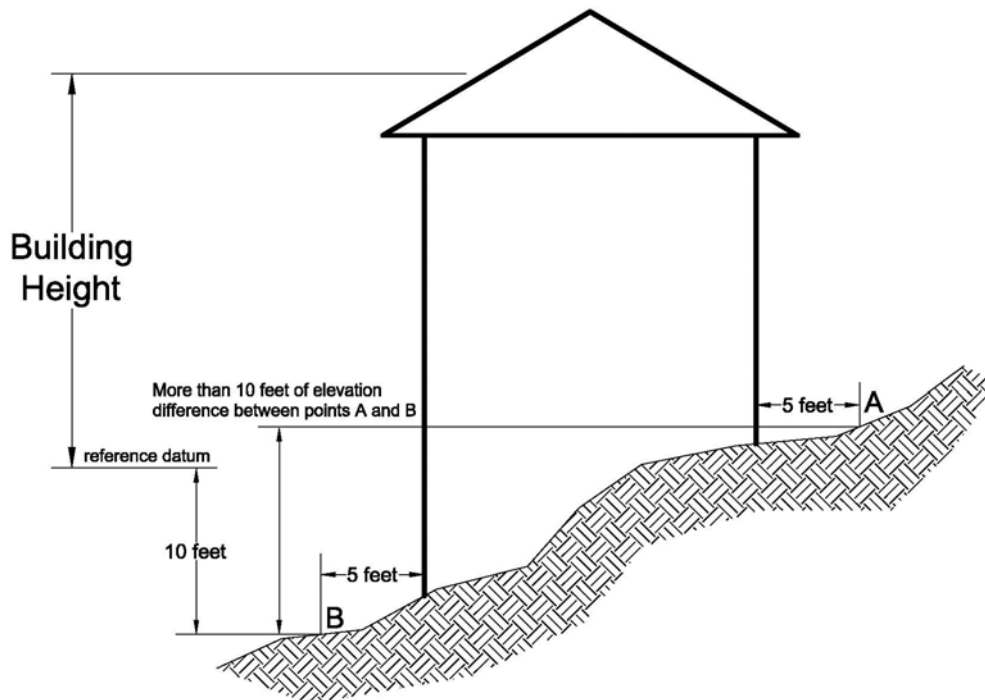
Lot Depth



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

