

15.400.100 Residential Standards Chart

DEVELOPMENT STANDARDS	ZONES										ADDITIONAL REGULATIONS
	UL-15,000	UL-9,600	UL-7,200RL	UM-3,600	UM-2,400RM	UH-1,800	URH-900	UH-UCRURH-MU(1)	T	MHP	
MINIMUM LOT AREA	15,000-SF (+)	9,600-SF (+)	7,200 SF (1)	3,600-SF of lot area per unit (2)(3)(6)	2,400 SF of lot area per unit (2)(3)(6)	1,800-SF of lot area per unit (2)(3)(5)(6)	900 SF of lot area per unit (2)(3)(5)(6)	7,200 SF (3)	10-24 du./acre (4)	N/A	(1) See Ch.15.515 SMC for additional development standards for the UH-UCRURH-MU zone. (1) Lots may be less than the required minimum lot size, subject to the criteria in SMC 15.110.050, Lot Area. (2) Minimum lot size 7,200 square feet. (3) Small lot single-family minimum lot size is 3,000 square feet. (4) Ten to eighteen units/acre outside of overlay districts. Within the City Center, S. 154th Street Station Area, and Angle Lake Station Area overlay districts, 10 – 24 units/acre applies. (5) Assisted living facilities and continuing care retirement communities are permitted at twice (2X) the density of the zone, measured per room. (6) Retirement apartments are permitted at one and one-half (1.5X) the density of the zone, measured per unit.
MINIMUM AREA – DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14,400-SF	3 acres	
MINIMUM LOT WIDTH	50'	50'	50'	N/A	N/A	N/A	N/A	N/A	180'(+)	N/A	(1) One hundred eighty feet of frontage required along primary street.
MINIMUM FRONT YARD SETBACK	20'(+)	20'(+)	20' (1)	15'	15'	10'	10'	0'	10'(-2)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) For new single-family dwellings, minimum setback is 20 feet for the garage and 15 feet for all other portions of the structure. This does not apply to additions to existing single-family homes. (2) Within the City Center, S.154th St. Station Area, and Angle Lake Station Area overlay districts, may be zero lot line with approved design and not adjacent to a Residential Low Comprehensive Plan designation.
MAXIMUM FRONT YARD SETBACK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20' (1)(2)(3)(4)	20' (+)(2)(3)	N/A	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards. (2) Within the S. 154th Street Station Area Overlay District, see SMC 15.305.210 for additional setback standards.

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											(1) See Ch.15.515 SMC for additional development standards for the UH-UCRURH-MU zone.
											(3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for additional setback standards. (4) See SMC 15.515.200 for additional standards and maximum setback waiver requirements for the UH-UCRURH-MU zone outside of the overlay districts.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5'(1)	5' (1)	5'	5'	5'	5'(2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a URL zone. (2) May be zero lot line with approved design and not adjacent to a URL Comprehensive Plan designation. If adjacent to URL Comprehensive Plan designation, minimum is 10 feet.
MINIMUM REAR YARD SETBACK	15'	15'	15'	10'(1)	10' (1)	5'	5'	5'	5'(2)	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) May be zero lot line with approved design and not adjacent to a URL zone. (2) May be zero lot line with approved design and not adjacent to a URL Comprehensive Plan designation. If adjacent to URL Comprehensive Plan designation, minimum is 10 feet.
MAXIMUM BUILDING LOT COVERAGE	35%	35%	35%	55%	55%	75%	75%	90%	55%(1)	N/A	(1) Lot coverage applies to total development site.
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	30'(2)	30'(2)	30' (2)	40'(2)	40' (2)	55'	55'	(1)	35'	N/A	(1) Limited by FAA and Fire Department regulations. (2) Conditionally permitted uses shall have their height limit established as a condition of CUP approval.