

Exhibit “A”

Ordinance No. 153

Chapter 18.12

DEVELOPMENT STANDARDS - DENSITY AND DIMENSIONS

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18.12.030 Residential zones.

A. Densities and Dimensions

STANDARDS	RESIDENTIAL						
	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (7)	4 du/ac (4)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Minimum Density: % of Base Density (9)	85%	85%	85%	80%	75%	70%	65%
Minimum Lot Width (1)	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Lot Size (1)	5000 sq ft	5000 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft	2500 sq ft
Minimum Front Yard Setback (1)	20 ft	20 ft	10 ft (5)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft (5)
Minimum Side Yard Setback (1)(5)	5 ft., 15 ft. total two side yards (5) (10) (8)	5 ft., 15 ft. total two side yards (5) (10) (8)	5 ft (8)	5 ft (6, 8)	5 ft (6, 8)	5 ft (6, 8)	5 ft (6,8)
Minimum Rear Yard Setback (1)	15 ft.	15 ft.	5 ft (8)	5 ft (6,8)	5 ft (6,8)	5 ft (6,8)	5 ft (6,8)
Base Height (2a,b)	30 ft (2a)	30 ft (2a)	35 ft (2b)	60 ft (2b)	60 ft (2b)	60 ft (2b)	60 ft (2b)
Maximum Building Coverage: Percentage (3)	35%	35%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (3)	45%	50%	75%	85%	85%	85%	90%

B. Development Conditions

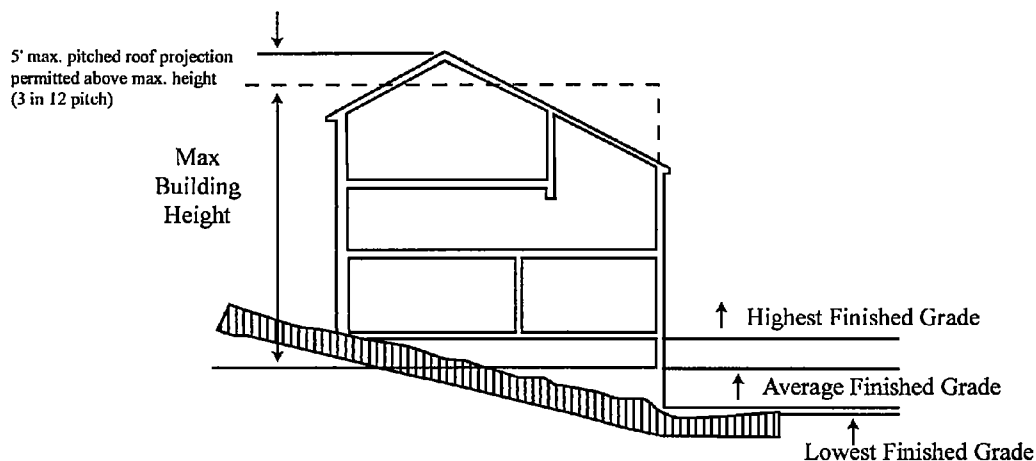
1. These standards may be modified under the provisions for zero lot line and townhouse developments.
2. Height limits may be increased:

- a. On a principal building with a pitched roof in the R-4 and R-6 zones up to five (5) feet above the base height limit, provided that all parts of the roof above the height limit must be pitched at a rate of not less than three to twelve (3:12); or
 - b. When portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit; provided, that the maximum height may not exceed 75 feet.
3. Applies to each individual lot. Building coverage and impervious surface area standards for:
 - a. Regional uses shall be established at the time of permit review; or
 - b. Nonresidential uses in residential zones shall comply with SMC 18.12.120 and 18.12.220; or
 - c. Individual lots in the R-4 through R-8 zones which are less than 6,500 square feet in area shall be subject to the applicable provisions of the R-8 zone.
4. Mobile home parks shall be allowed a base density of six dwelling units per acre.
5. At least 20 linear feet of driveway shall be provided between any garage, carport, or other fenced parking entrance and the property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the property line.
6.
 - a. For developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be 10 feet along any property line abutting R-4 through R-8 zones.
 - b. For townhouse and apartment development, the setback shall be 20 feet along any property line abutting R-4 through R-8 zones.
7. Density applies only to dwelling units and not to sleeping units.
8. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line upon which a joint use driveway is located to provide a straight line length of at least 26 feet from the access point to the opposite side of the joint use driveway.
9. See SMC 18.12.085. (Ord. 125 s/s 1, 1997)
10. The sum of two (2) side yard setbacks cannot be less than fifteen (15) feet, provided that no side yard setback is less than five (5) feet. On interior lots adjacent to the public street right-of-way, private road or access easement, side yard setback shall not be less than fifteen (15) feet.

18.12.050 Measurement methods.

The following provisions shall be used to determine compliance with this title:

- A. Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround, except as provided by SMC 18.12.150;
- B. Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot; provided, that an access easement shall not be included within the circle;
- C. Building height shall be measured from the average finished grade to the highest point of the roof except that in R-4 and R-6 zones the ridge of a pitched roof on a principal building may extend up to five (5) feet above the base height limit, provided that all parts of the roof above the height limit must be pitched at a rate of not less than three to twelve (3:12).
The average finished grade shall be determined by first delineating the smallest square or rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle; provided, that the measured elevations do not include berms;
- D. Lot area shall be the total horizontal land area contained within the boundaries of a lot; and
- E. Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, or surface water retention/detention facilities. [Ord. 125 § 1, 1997].



BUILDING HEIGHT MEASUREMENT

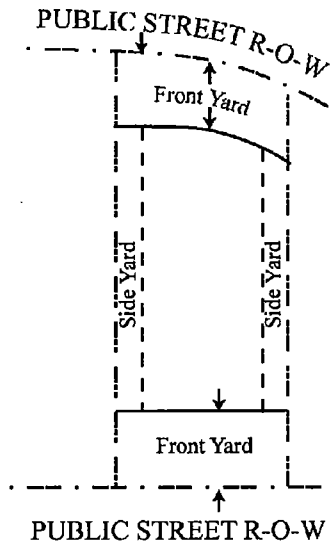
18.12.105 Lot Line Definitions.

- A. Front lot line. The lot line abutting a public street right-of-way; or for an interior lot located on a dead-end private access road, a lot line from which the designated front yard setback is measured.
- B. Rear Lot line. The lot line opposite and/or most distant from the front line.
- C. Side lot line. The lot line other than a front or rear lot line.

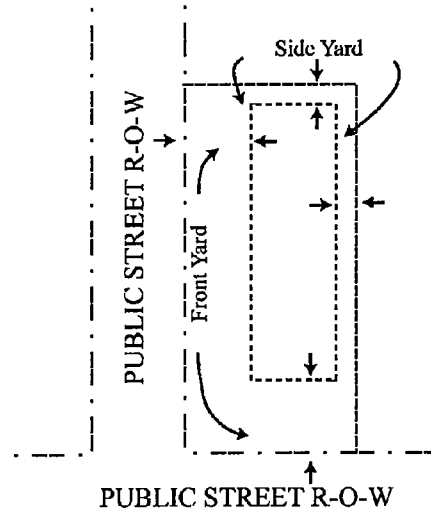
18.12.107 Lot Type Definitions.

- A. Through Lot - A lot fronting on two public street right-of-ways that do not intersect at the boundaries of the lot.
- B. Corner Lot - A lot situated at the intersection of and fronting on two or more public street right-of ways.
- C. Interior Lot - A lot fronting on one public street right-of-way or lot fronting on a dead-end private access road.
- D. Flag Lot - A lot where access to the public street right-of-way is by a private driveway, access tract or easement.

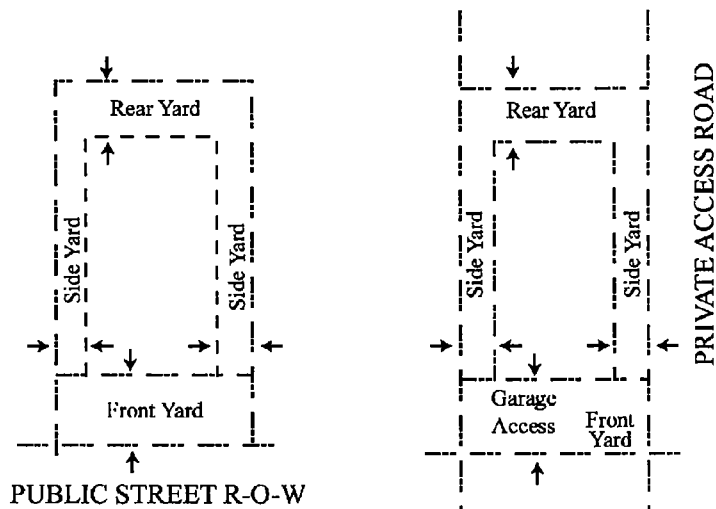
LOT TYPES AND MEASUREMENTS OF SETBACKS



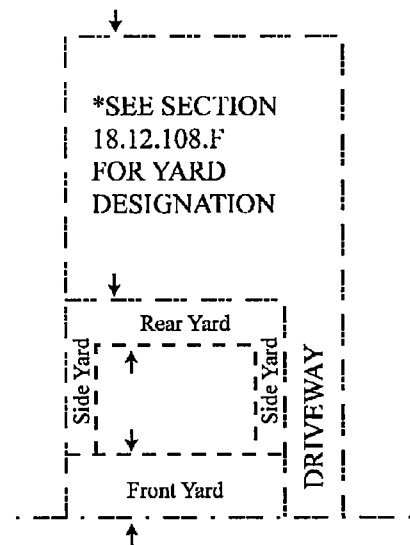
THROUGH LOT



CORNER LOT



INTERIOR LOTS



FLAG LOT

18.12.108 Measurements of Residential Setbacks.

- A. Side Yard Setback - The side yard setback is measured from the side lot line to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.
- B. Front Yard Setback is measured from:
 - a. the lot line separating a lot from the public street right-of-way or the edge of a surface improvement which extends beyond a right-of way, whichever is closer to the proposed structure, to a line parallel to and measured perpendicularly from the public street right-of-way or the edge of the surface improvement at the depth prescribed for each zone [Ord. 125 § 1, 1997]; or
 - b. the lot line parallel to the side of the building where the vehicle access to a garage or carport is located.
- C. Rear Yard Setback - The rear yard setback is measured from the rear lot line to a line parallel to and measured perpendicularly from the rear lot line.
- D. Through lots shall have only front and side yards.
- E. Corner lots shall have only front and side yards.
- F. Yard Designation: Yard setbacks on flag lots and interior lots fronting on a dead-end private access road shall be designated at the time of a proposed short or long subdivision, or with the application of a single family building permit on existing legally established lots. The front yard shall be designated on the side of the building where the vehicle access to a garage or carport is located. All other yard setbacks will be defined in relation to the established front yard setback.

18.12.130 Setbacks - Modifications.

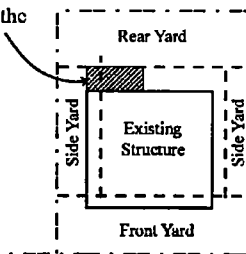
The following setback modifications are permitted:

- A. When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line; and
- B. When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback. [Ord. 125 § 1, 1997]

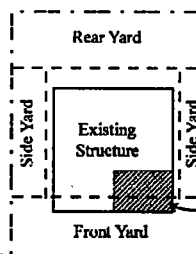
C. Additions to existing single-family buildings: Additions may extend into a required yard when the existing single-family building is already non-conforming with respect to that yard. The presently non-conforming portion must be at least sixty (60) percent of the total width of the respective facade of the building prior to the addition. The line formed by the non-conforming wall of the building shall be the limit to which any additions may be built as described below, except that roof elements, i.e. eaves and beams may be extended to the limits of existing roof elements. The additions may extend up to the height limit and may include basement additions. New additions to the nonconforming wall or walls shall comply with the following requirements:

- a. Side yard: when the addition is a side wall, the existing wall line may be continued by the addition except that in no case shall the addition be closer than three (3) feet to the side lot line;
- b. Rear yard: When the addition is a rear wall, the existing wall line may be continued by the addition.
- c. Front yard: When the addition is a front wall, the existing wall line may be continued by the addition except in no case shall the addition be closer than ten (10) feet to the front lot line;
- d. When the nonconforming wall of the single-family building is not parallel or is otherwise irregular, relative to the lot line, then the Director shall determine the limit of the wall extensions.

Addition may extend into side yard if at least 60% of existing wall is located in the required side yard setback

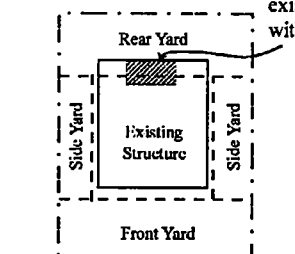


Addition may extend into front yard if at least 60% of existing wall is already within the front yard setback



Required yard setback line: - - - - -

Addition may extend into rear yard if at least 60% of existing wall is already within the rear yard setback



PERMITTED ADDITIONS INTO A REQUIRED YARD FOR EXISTING NON-CONFORMING SINGLE-FAMILY BUILDINGS

- D. Aggregate Yard Setbacks totaling a minimum of 50 feet may be permitted for development proposals for short or long subdivisions on interior and/or flag lots if the following criteria are satisfied and the approved setbacks are recorded on final mylars:
- a. No setback is less than a minimum of five (5) feet, except for a front yard setback or setback adjacent to public street right-of-way, which cannot be less than fifteen (15) feet; and
 - b. The applicant can demonstrate that existing unique and/or significant natural or historical features shall be preserved without disturbance.

18.12.170 Setbacks - Projections allowed.

Projections may extend into required setbacks as follows, except that no projections shall be allowed in the five (5) foot interior/side yard setbacks other than permitted in subsection F below:

- A. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback, provided such projections are:
 1. Limited to two per facade;
 2. Not wider than 10 feet; and
 3. Not more than 24 inches into an interior/side yard setback which is greater than 7 feet, or
 4. Not more than 30 inches into a street/front and rear yard setback.
- B. Uncovered porches and decks which exceed 18 inches, above the finished grade may project:
 1. Eighteen inches into an interior/side yard setback which is greater than 6 feet-6 inches,
 2. Five feet into the street /front yard setback.
- C. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the property line.
- D. Eaves may not project more than:
 1. Eighteen inches into an interior/side yard setback, which is greater than 6 feet-6 inches, or
 2. Twenty-four inches into a street/front yard and rear yard setback, or
 3. Eighteen inches across a lot line in a zero lot line development.
- E. Fences with a height of six feet or less may project into any setback; provided, that the sight distance requirements of SMC 18.12.210 are maintained.

- F. The following projections may extend into the minimum five (5) foot interior/side yard setbacks:
1. Gutters, or
 2. Fixtures not exceeding three (3) square feet in area, e.g. overflow pipes for sprinkler and hot water tanks, gas and electric meters, alarm systems and air duct termination, i.e. dryer, bathroom, and kitchens, or
 3. On-site drainage systems.