

17.12 – Residential Districts

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17.12.010 – Purpose statements

Estate Residential Districts

A. RE-1 Single-Family Estate District

The purpose of the RE-1 Single-Family Estate District is to accommodate low-density residential development in newly annexed and/or semi-rural areas of the City. The minimum lot size in this district is fifty-four thousand four hundred and fifty (54,450) square feet, or one and one-quarter (1¼) acre, and permits semi-rural estate development characterized by dwellings surrounded by ample open space. Consistent with its semi-rural character, some single-family lots are large enough to accommodate agriculture and/or horse stables. The RE-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

B. RE-2 Single-Family Estate District

The purpose of the RE-2 Single-Family Estate District is to accommodate large-lot residential development in the City. The minimum lot size in this district is twenty-five thousand (25,000) square feet. The RE-2 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.
(Ord. 1988-Z-8 § 1.)

Suburban Residential Districts

C. RS-1 Low Density Suburban Single-Family Residential District

The purpose of the RS-1 Suburban Single-Family Residential District is to accommodate low-density single-family residential development in the City. The minimum lot size in this district is eighteen thousand (18,000) square feet. The RS-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.
(Ord. 1988-Z-8 § 1.)

D. RS-2 Suburban Single-Family Residential District

The purpose of the RS-2 Suburban Single-Family Residential District is to accommodate low to medium density single-family residential development in the City. This district primarily consists of post-World War II residential neighborhoods that have a suburban character. The minimum lot size in this district is eleven thousand (11,000) square feet. The RS-2 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

E. RS-3 Suburban Single-Family Residential District

The purpose of the RS-3 Suburban Single-Family Residential District is to accommodate medium density single-family residential development in the City. This district consists primarily of post-World War II residential neighborhoods with a suburban character. The minimum lot size in this district is eight thousand four hundred (8,400) square feet. The RS-3 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

F. RS-4 Suburban Single-Family Residential District

The purpose of the RS-4 Suburban Single-Family Residential District is to accommodate medium to high-density single-family residential development in the City. The minimum lot size in this district is six thousand six hundred (6,600) square feet. The RS-4 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.

Traditional Residential Districts

G. RT-1 Traditional Single-Family Residential District

The purpose of the RT-1 Single-Family Residential District is to preserve moderate density single-family residential development in older neighborhoods of the City, and to accommodate new neighborhoods with a similar character. The minimum lot size in this district is eight thousand four hundred (8,400) square feet. The RT-1 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

H. RT-2 Traditional Single-Family Residential District

The purpose of the RT-2 Single-Family Residential District is to preserve medium density single-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is six thousand six hundred (6,600) square feet. The RT-2 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

I. RT-3 Traditional Single-Family Residential District

The purpose of the RT-3 Single-Family Residential District is to preserve higher density single-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is five thousand (5,000) square feet. The RT-3 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

J. RT-4 Traditional Single- and Two-Family Residential District

The purpose of the RT-4 Traditional Single- and Two-Family Residential District is to preserve higher density single- and two-family residential development in older neighborhoods of the City, and to accommodate new residential development with a similar character. The minimum lot size in this district is five thousand (5,000) square feet. This district is primarily located in older residential neighborhoods near the downtown area. The RT-4 District also provides for auxiliary dwelling units and limited nonresidential uses compatible with surrounding residential neighborhoods.

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Mixed and Multiple Family Residential Districts

- K. RM-1 Mixed Medium Density Residential District
The purpose of the RM-1 Mixed Medium Density Residential District is to accommodate a mix of single-family, two-family and townhouse residential development in the City, at a maximum density of approximately eight (8) units per acre. The RM-1 District also provides for limited institutional uses compatible with surrounding residential neighborhoods.
- L. RM-2 Medium Density Multi-Family Residential District
The purpose of the RM-2 Medium Density Multi-Family Residential District is to accommodate a range of housing densities and a variety of housing types and styles, with a maximum density of approximately ten (10) units per acre. The RM-2 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.
- M. RM-3 General Residential District
The purpose of the RM-3 General Residential District is to accommodate a range of housing densities, including higher density residential up to approximately twenty (20) units per acre, at locations that will provide efficient use of land and infrastructure. The RM-3 District also provides for limited institutional uses that are compatible with surrounding residential neighborhoods.

Transitional Business Overlay District

- N. BT Transitional Business Overlay
The purpose of the BT Transitional Business Overlay is to provide locations that mix residential and small-scale office, personal service and retail uses, yet maintain a single-family residential appearance and scale. The BT Overlay permits the conversion of single-family homes into office, service and retail uses within the Traditional Residential Districts. Such uses are limited in size and generate a modest amount of commercial traffic that does not adversely impact the adjacent residential neighborhoods. Where this district is located on an Arterial Street, site development shall be designed to minimize curb cuts. Construction of new non-residential buildings shall only be permitted if they are designed to have a single-family residential appearance in accordance with the Residential Architectural guidelines.

17.12.020 – Permitted and special uses

Table 17.12-1 lists permitted and special uses for the residential districts. Within the BT Transitional Business Overlay, the uses listed in Table 17.12-1 shall be in addition to the permitted and special uses allowed in the underlying Zoning District.

**TABLE 17.12-1
RESIDENTIAL DISTRICTS -- PERMITTED AND SPECIAL USES**

P=Permitted Use; S=Special Use

A=Permitted as an Accessory Use

BTP= Additional Permitted Use in BT Overlay

USE	ZONING DISTRICT														SPECIFIC STANDARDS
	RE-1	RE-2	RS-1	RS-2	RS-3	RS-4	RT-1	RT-2	RT-3	RT-4	RM-1	RM-2	RM-3	BT	
RESIDENTIAL USES															
Assisted Living Facility												S	P		
Artist Live/ work Space														BTP	Section 17.20.030
Dwelling Unit, Auxiliary							P	P	P	P					Section 17.20.030
Dwelling, Upper Level														BTP	
Dwelling, Multiple-Family												P	P		
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling, Townhouse											P	P	P		
Dwelling, Two-Family										P	P	P	P		
Group Home, Large	S	S	S	S	S	S	S	S	S	S	P	P	P		

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**TABLE 17.12-1
RESIDENTIAL DISTRICTS -- PERMITTED AND SPECIAL USES**

P=Permitted Use; S=Special Use

A=Permitted as an Accessory Use

BTP= Additional Permitted Use in BT Overlay

Group Home, Small P P P P P P P P P P P P P P

Horse Stables, Private A Section 17.20.030

Independent Living Facility P P P

CULTURAL, RELIGIOUS, RECREATIONAL AND INSTITUTIONAL USES

Art Gallery/Studio BTP

Convent/Monastery S S P

Cultural Facility S P

Hospice S S

Place of Worship S S S S S S S S S S S S S S

Park, Neighborhood P P P P P P P P P P P P P P

School, Specialized Instructional BTP

RETAIL, OFFICE, AND SERVICE USES

Bed and Breakfast BTP Section 17.20.030

Office, Business and Professional BTP

Personal Services BTP

Coffee or Tea Room BTP

Retail Sales, not exceeding 2,500 gross floor area per building BTP

OTHER

Accessory Uses A A A A A A A A A A A A A A A Section 17.20.020, 17.22.030

Agriculture P Section 17.20.030

Communications Tower S S S S S S S S S S S S S S Section 17.22.020

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**TABLE 17.12-1
RESIDENTIAL DISTRICTS – PERMITTED AND SPECIAL USES**

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BTP= Additional Permitted Use in BT Overlay

Communications Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Section 17.22.020
Parking Garage/Structure													A	A	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Chapter 17.04, 17.06
Utility, Local	P	P	P	P	P	P	P	P	P	P	P	P	P	P	17.20.020

(2008-Z-24 : § 3; 2004-Z-21 : § 1; 2004-Z-12 : § 1; 2004-Z-8 : § 2; 2003-Z-12 : § 1; 2001-Z-11 : § 2, 3; 1996-Z-12 : § 3-10; 1993-Z-27 : § 1; 1988-Z-8 : § 1; 1982-Z-11 : § 1; 1973-Z-12 : § 1; 1970-Z-19 : (A); 1967-14 : (part); 1960-16 : § VII (C) (1); 1960-16 : § VII (B) (1, 3))

17.12.030 – Bulk regulations

Table 17.12-2 establishes bulk regulations for the residential districts. Chapter 17.22 specifies permitted encroachments in yards and setbacks applicable to accessory buildings and structures.

TABLE 17.12-2 RESIDENTIAL DISTRICT BULK REQUIREMENTS						
ft = feet	ZONING DISTRICT					
sf = square feet						
du = dwelling unit	RE-1	RE-2	RS-1	RS-2	RS-3	RS-4
Minimum Lot Area	1 ¼ acres (54,450 sf)	25,000 sf	18,000 sf	11,000 sf	8,400 sf	6,600 sf
Minimum Lot Width	250 ft	125 ft	100 ft	80 ft	60 ft	60 ft
Maximum Building Coverage	20%	20%	20%	25%	30%	30%
Maximum Building Height	40 ft or 2 ½ stories, whichever is less	40 ft or 2 ½ stories, whichever is less	35 ft or 2 ½ stories, whichever is less	35 ft or 2 stories, whichever is less	35 ft or 2 stories, whichever is less	34 ft or 2 stories, whichever is less
Minimum Front Yard[1]	40 ft	40 ft	40 ft	30 ft	30 ft	20 ft
Minimum Side Yards						
Interior Side Yards	20 ft each side	15 ft each side	10 ft each side	Combined width of 16 ft, neither less than 6 ft	Combined width of 16 ft, neither less than 6 ft	Combined width of 14 ft, neither less than 5 ft

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Exterior Side Yard[2]	40 ft	40 ft	40 ft	30 ft	25 ft	15 ft
Minimum Rear Yard	50 ft	50 ft	50 ft	40 ft	40 ft	30 ft

[1] Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.

[2] If a corner lot has insufficient width to provide the required exterior side yard and still maintain a buildable width of thirty-two feet, then the exterior side yard may be reduced so as to provide a buildable width of thirty two feet; provided that in no event shall the exterior side yard be reduced to less than thirty percent of the width of the lot.

TABLE 17.12.2
RESIDENTIAL DISTRICT BULK REQUIREMENTS

ft = feet sf = square feet du = dwelling unit	ZONING DISTRICT			
	RT-1	RT-2	RT-3	RT-4
Minimum Lot Area[3]	8,400 sf	6,600 sf	5,000 sf	Single-Family Detached: 5,000 sf Two-Family: 3,750 sf per du Two-Family: in BT Overlay: 5,000 sf All Other Uses: 10,000 sf
Minimum Lot Width	60 ft	50 ft	50 ft	50 ft
Maximum Building Coverage[4]	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%	For structures 1 ½ stories or less, 30% For structures over 1 ½ stories, 25%
Maximum Building Height	34 ft or 2 stories, whichever is less	34 ft or 2 stories, whichever is less	32 ft or 2 stories, whichever is less	32 ft or 2 stories, whichever is less
Minimum Front Yard[5]	30 ft	25 ft	20 ft	20 ft
Minimum Side Yards:				
Interior Side Yards:	For Structures 1 1/2 stories or less, 6 feet or 10% of lot width whichever is greater For Structures over 1 1/2 stories, 8 feet or 10 % of lot width, whichever is greater	For Structures 1 1/2 stories or less, 6 feet or 10% of lot width whichever is greater For Structures over 1 1/2 stories, 8 feet or 10 % of lot width, whichever is greater	For Structures 1 1/2 stories or less, 5 feet or 10% of lot width whichever is greater For Structures over 1 1/2 stories, 6 feet or 10 % of lot width, whichever is greater	For Structures 1 1/2 stories or less, 5 feet or 10% of lot width whichever is greater For Structures over 1 1/2 stories, 6 feet or 10 % of lot width, whichever is greater

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Exterior Side Yard[6]	25 ft	20 ft	15 ft	15 ft
Minimum Rear Yard	40 ft	30 ft	30 ft	30 ft

[3] The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated for private streets, the area between the backs of curbs of the private street shall be excluded.

[4] In RT-1, RT-2, RT-3 and RT-4 Districts, if a detached garage is provided in lieu of an attached garage, or if an attached garage is accessed via an alley, a) on lots 65 feet or less in width, 500 square feet of additional Building Coverage is allowed, and b) on lots more than 65 feet in width, 250 square feet of additional Building Coverage is allowed.

[5] Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.

[6] If a corner lot has insufficient width to provide the required exterior side yard and still maintain a buildable width of thirty-two feet, then the exterior side yard may be reduced so as to provide a buildable width of thirty two feet; provided that in no event shall the exterior side yard be reduced to less than thirty percent of the width of the lot.

ft = feet sf = square feet du = dwelling unit	ZONING DISTRICT		
	RM-1	RM-2	RM-3
Minimum Lot Area[7]	Single-Family: 6,600 sf Two-Family and Townhouse: 5,445 sf/du All Other Uses: 10,000 sf	Single-Family: 5,000 sf Two-Family, Townhouse and Multi-Family: 4,300 sf/du All Other Uses: 10,000 sf	Single-Family: 5,000 sf Two-Family and Townhouse: 4,300 sf/du Multiple-Family: 2,200 sf/du All Other Uses: 10,000 sf
Minimum Lot Width	Single-Family: 50 ft Two-Family and Townhouse: 24 ft/du All Other Uses: 65 ft	Single-Family: 50 ft. Two-Family and Townhouse: 24 ft/du All Other Uses: 65 ft	Single-Family: 50 ft Two family and Townhouse: 24 ft/du All Other uses: 65 ft
Maximum Building Coverage	30%	35%	40%
Maximum Building Height	35 ft or 3 stories, whichever is less	Multiple-Family: 40 ft or 3 ½ stories, whichever is less All Other Uses: 35 ft or 3 stories, whichever is less	Multiple-Family: 45 ft or 4 stories, whichever is less All Other uses: 35 ft or 3 stories, whichever is less
Minimum Front Yard[8]	30 ft., 20 ft. when adjoining a local street	30 ft., 20 ft. when adjoining a local street	30 ft.
Minimum Side Yards:			

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Interior Side Yard	Single-Family: Combined width of 14 ft, not less than 5 ft Two family and Townhouse: 10 ft. each side	Single-Family: Combined width of 14 ft, not less than 5 ft Two Family and Townhouse: 10 ft. each side Multiple-Family Dwellings: 25 ft. each side	Single-Family: Combined width of 14 ft, not less than 5 ft Two Family and Townhouse: 10 ft. each side Multiple-Family Dwellings: 25 ft. each side
Exterior Side Yard	Abutting an arterial or collector street: 30 ft Abutting all other streets: 20 ft	Abutting an arterial or collector street: 30 ft Abutting all other streets: 20 ft	30 ft
Minimum Rear Yard	25 ft; 5 ft. for garages accessed from an alley	25 ft; 5 ft. for garages accessed from an alley	30 ft; 5 ft. for garages accessed from an alley
Landscape Buffer Yards^[9]	Not Required	Not Required	30 ft.

[7] The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated for private streets, the area between the backs of curbs of the private street shall be excluded.

[8] Where 50% or more of the street frontage of a block has existing principal building setbacks less than the front yard or exterior side yard required by the zoning district, the required front yard or exterior side yard may be reduced to the average of the existing front or exterior side yard setbacks on that street frontage of the block. Only front yard setbacks shall be used to compute the reduced front yard setback; only exterior side yard setbacks shall be used to compute the reduced exterior side yard setback.

[9] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers.
(2016-Z-26 : § 2; 2011-Z-2 : § 2; 2011-Z-1 : § 11; 1988-Z-8 : § 11; 1986-Z-11 : § VI, VII, VIII; 1960-16 : VII (B) (3-10))

17.12.040 – Residential architectural consultation

Except for property within a PUD, residential architectural consultation shall be required prior to issuance of a building permit for property in the RT-1, RT-2, RT-3, RT-4 Districts in accordance with Section 17.04.250 B.

17.12.050 – Special standards for the BT Transitional Business Overlay

In addition to the requirements of the underlying zoning districts, all of the following limitations and conditions shall apply:

- The Transitional Business Overlay is permitted only on lots that abut one or more non-residential uses, or that are directly across a street from one or more non-residential uses.
- Parking shall be in accordance with the Special Requirements for the BT Overlay set forth in Chapter 17.24.

(2011-Z-1 : § 10)