

20.25.020 Property development standards – RM zones.

The following table (Table 20.25.020) sets forth the required development standards applicable for properties located in the RM zones. Except where otherwise indicated, the standards set forth in this section represent feet:

Table 20.25.020**Property Development Standards – RM Zones**

	RM-10	RM-20	RM-Core
(1) Min. lot area per building site in square feet			
Inside	Not	–	–
downtown	applicable		
planned action area			
Outside	2,400	4,000	4,000
downtown			
planned action area			
(2) Minimum lot width	30	40	40
(3) Minimum lot depth	70	70	70
(4) Minimum front yard setback	15 Refer to 20.25.021	20, except in downtown planned action area, refer to 20.25.0215	Refer to 20.25.0215
(5) Minimum rear yard setback	15	20	0
(6) Minimum	3	15	0

	interior side yard setback		See 20.25.027	
(7)	Minimum street side yard setback	10	15	Refer to 20.25.0215
(8)	Maximum building height	28* Refer to 20.25.0205 and 20.25.0216	36* Refer to 20.25.0205 and 20.25.0216	50 Refer to 20.25.0205 and 20.25.0216
<i>*See PMC 20.25.040(9) for height exceptions</i>				
(9)	Maximum lot coverage by percentage of net lot area	60%	55%, except in Downtown Planned Action Area, then 75%	90%
(10)	Minimum street frontage	15	20	20
(11)	Minimum distance between buildings	10	10	10
(12)	Minimum setback from principal or minor arterial as designated in the comprehensive plan	25	25, except in downtown planned action area, refer to 20.25.0215	Refer to 20.25.0215
(13)	Minimum	25%	20%	10%

	landscaped area by percentage of net lot area for attached units			
(14)	Common open space for attached units	20%	30%	–
(15)	Private open space per ground floor dwelling unit in square feet	200	100	60
(16)	Private open space per upper story dwelling unit dimensions (on east, west and south elevations)	10 X 8'	10 X 6'	10 X 6'
(17)	For setbacks along abutting property line with an RS zone district, see PMC 20.26.200(9)			
(18)	Maximum floor area	1.5	3	

(Ord. 3172 § 1, 2018; Ord. 3119 § 20, 2016; Ord. 3031 § 9, 2013; Ord. 2851 § 3, 2006; Ord. 2454 § 1, 1995; Ord. 2147 Exh. A, 1987).

20.25.022 Maximum density – RM zones.

The following formulas shall be used to calculate the maximum number of dwelling units permissible for each RM zone. Where the calculation of allowable density results in a fraction 0.50 or above, the allowed dwelling unit count shall be rounded up. For density calculations resulting in 0.49 or less, the allowed dwelling unit count shall

be rounded down:

(1) RM-10. The base density shall be 10 dwelling units per acre without utilization of density bonus allowed through PMC 20.25.0235. With utilization of density bonus, the maximum density shall be 14 units per acre.

(2) RM-20. Outside the downtown planned action area, the base density shall be 16 dwelling units per acre without utilization of density bonus allowed through PMC 20.25.0235. With utilization of density bonus, the maximum density shall be 22 units per acre. Within the planned action area in the RM-20 zone, residential uses are permitted with no unit-per-acre density limit. All structures shall comply with design standards in the downtown design guidelines.

(3) RM-Core. In the RM-Core zone, residential uses are permitted with no unit-per-acre density limit. All structures shall comply with design standards in the downtown design guidelines. (Ord. 3172 § 1, 2018; Ord. 3119 § 21, 2016; Ord. 2851 § 3, 2006; Ord. 2694 § 1, 2001; Ord. 2454 § 1, 1995; Ord. 2147 Exh. A, 1987).

20.25.023 Minimum density – RM zones.

The minimum number of dwelling units per acre shall be established as follows for each RM zone:

(1) RM-10: eight units per acre;

(2) RM-20: 14 units per acre outside the downtown planned action area; within the downtown planned action area, 0.75 FAR.

(3) RM-Core: 16 units per acre outside the downtown planned action area; within the downtown planned action area, 1.5 FAR.

In the event that the applicant can clearly demonstrate that due to environmental and/or physical constraints on the subject parcel that the minimum density cannot be achieved, the minimum density requirement shall not be applied. (Ord. 3172 § 1, 2018; Ord. 3119 § 22, 2016; Ord. 2509 § 1, 1997; Ord. 2454 § 1, 1995).

20.25.040 Performance standards – RM zones.

The following special requirements and performance standards shall apply to properties located in the RM zones:

(1) Panhandle Lot Setbacks. For panhandle lots, front yard and rear yard setbacks may be reduced to 15 feet deep each; provided, that side yard setbacks maintain a minimum width of 20 feet.

(2) Landscaping Required.

(a) In all RM zones there shall be landscaping of an area equivalent to or greater than the percentage of the net lot area as set forth in Table 20.25.020(13). In residential projects, at least 10 percent of the net lot area

shall be devoted to amenity areas for active use by residents of site units and shall be centrally located, and/or configured in an accessible and functional manner depending on topography, except that projects devoting at least 500 square feet of private open space per unit shall be exempt from this requirement. Specific site amenities (e.g., picnic areas, recreational areas, etc.) are encouraged within said areas. All required landscaping shall be maintained in a neat condition.

(b) All residential developments that front on a public street shall provide a minimum 15-foot-wide landscaped buffer area along collectors and arterials and 10-foot-wide buffer along residential streets and local roads. The buffer shall be a significant mix of trees, shrubs, and earth berms to reduce views of moving and parked vehicles.

(3) Outdoor Storage of Vehicles. The personal, noncommercial outdoor storage of vehicles and vehicle accessories is permitted in the RM zones, provided the following standards are met. For purposes of this section, storage shall mean the keeping of such vehicles and accessories on any portion of any parcel of property for a period of 72 continuous hours.

(a) Recreational Vehicles. The storage of recreational vehicles shall be located no closer than 10 feet from the front and street side lot lines, except that for multiple-family uses of five or more units, such storage shall comply with the provisions of subsection (3)(b) of this section. The storage area for such vehicles shall be improved with a durable and dustless surface.

(b) Inoperable Vehicle and Motor Vehicle Accessories. The outdoor storage of inoperable vehicles, or parts thereof, and vehicle accessories such as camper shells and equipment trailers shall be screened from neighboring properties and public rights-of-way and prohibited from required front and street side yards.

(c) In no event shall any RM-zoned property be used for the purpose of storing for any period of time any vehicle intended for commercial use such as a truck tractor, truck trailer or other truck having more than two axles, unless such vehicle is stored within a building or is otherwise screened so as not to be visible from another property or from any public right-of-way.

(4) Yard Projections. Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:

(a) Fences and walls as specified and limited in subsection (5) of this section may project into said front, rear and side yards.

(b) Cornices, sills, eaves projections, and awnings without enclosing walls or screening may project into a required yard by not more than two feet provided the width of any required interior side yard is not reduced to less than two feet, six inches, and any yard abutting a street is not reduced to less than five feet.

(c) Open unenclosed decks not covered by a roof may project into any required yard, providing, however,

that said decks are constructed to grade elevation, or in no event, exceed 30 inches above adjoining grade.

(5) Fences and Walls. Except as regulated in subsection (10) of this section, and as regulated in PMC 20.58.005(2), fences and walls constructed in the RM zones shall not exceed a maximum height above the adjoining grade as set forth in this subsection:

(a) Fences and walls located within 20 feet of a front lot line shall not exceed a height of three and one-half feet, except that open-wire, welded-wire, chain-link, split-rail or similar fences may be as tall as five feet in height.

(b) Fences and walls located within the rear yard or interior side yard shall not exceed a total height of six feet.

(c) Fences and walls located within the street side yard shall not exceed a total height of six feet; provided, however, that any portion of a fence or wall from the corner of the front and street side lot line for a distance of 20 feet along the street side lot line shall not exceed the height limitations outlined in subsection (5)(a) of this section.

(d) Fences and walls constructed within the building area of a lot may be as high as the building existing within said area.

(e) Except as regulated by subsection (5)(a) of this section, whenever any multiple-family or office use is to be established on property adjacent to RS-zoned property, there shall be a 10-foot landscaped yard setback and a six-foot masonry wall or solid wood fence shall be established and maintained between such uses and the RS-zoned property. Additionally, required landscaping adjacent to this wall or fence shall include trees or other vegetation that will within five years of planting exceed the height of the fence or wall. For purposes of this paragraph, "adjacent" means that the properties share a common property line.

(f) The provisions of this subsection shall apply only to fences and walls built on or after December 31, 1987. Fences and walls built before that date shall be considered as legal nonconforming structures, and shall be subject to the applicable provisions of Chapter 20.65 PMC.

(6) Residential Antennas. Residential antennas located in the RM zones shall not be located in the front yard area of any lot, and shall be limited to a height of not more than 50 feet. The dish diameter of all parabolic residential antennas shall not exceed one foot for each 10 feet the antenna is set back from the nearest property line, unless the antenna is located in the rear half of the lot and screened from view of neighboring properties and public rights-of-way.

(7) Swimming Pools. All swimming pools having a depth of 12 or more inches shall maintain a protective fence, wall or enclosure not less than six feet in height, with no opening greater than four inches wide and equipped with

self-closing gate surrounding said pool. Hot tubs or other manmade bodies of water shall maintain a similar enclosure or shall be covered when not in use so as to prevent access to the water.

(8) Trash and Recycling Receptacles. Except on trash pick-up days, all trash receptacles shall be screened from neighboring properties and public rights-of-way by an opaque visual barrier no lower than the maximum height of the receptacles. For multiple-family uses of five or more dwelling units and conditional uses, trash receptacles shall be permanently maintained within such opaque visual barrier. Proposed multifamily residential projects of five or more dwelling units shall provide at least one on-site recycling area for each 25 dwelling units. Each recycling area shall be located not more than 200 feet from the intended user units and, at a minimum, shall include separate receptacles for glass, newspaper, aluminum and cardboard. All recycling areas shall be screened in a manner consistent with trash receptacles under this subsection.

(9) School and Church Height Exceptions. Conditionally permitted school and church uses as described by PMC 20.25.015(3) and (4) may exceed building height requirements to a maximum of 36 and 50 feet in the RM-10 and the RM-20 zones, respectively; provided, that for each one foot of building height above that prescribed by subsection (8) of Table 20.25.020 in PMC [20.25.020](#), that portion of the building be set back one foot in addition to the required yard setback.

(10) Sight Distance Requirements. At all street, alley and driveway intersections there shall be a triangular yard area within which no tree, sight-obscuring fence, shrub, wall or other visual obstruction shall be permitted higher than 30 inches above the adjacent street, alley or driveway grade. This triangular area shall measure as follows:

(a) At any intersection of two street rights-of-way, two sides of the triangular area shall extend 20 feet along both property lines abutting the street right-of-way lines, measured from their point of intersection. For the purpose of this paragraph an alley shall be considered as a street.

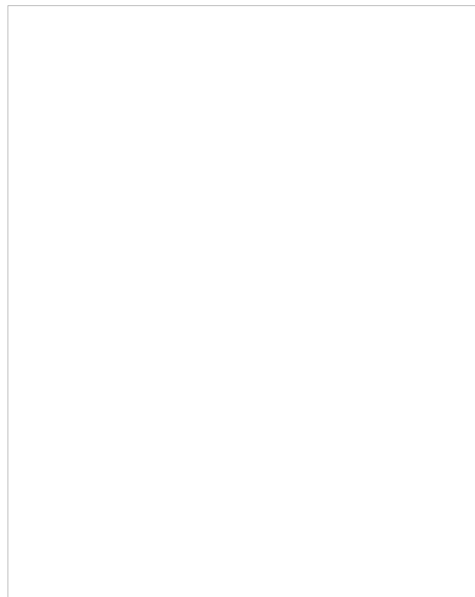
(b) At any intersection of a driveway with a street or alley, the sides of the triangle shall extend 10 feet along the street or alley right-of-way and 15 feet along the edge of the driveway, measured from their point of intersection.

(c) The provision of this subsection shall be in addition to any other sight distance protection requirements of the city, and in the event of conflict between requirements, the more restrictive shall apply.

(11) Exterior Mechanical Equipment. Large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.

(12) For all zero lot line projects, the following standards shall apply:

- (a) The minimum project site for a zero lot line development shall be four lots.
- (b) The zero lot line development option may only be utilized on lots interior to the project. End lots of a zero lot line project shall not be allowed to site the zero lot line adjacent to the external lot line.
- (c) A perpetual five-foot wall-maintenance easement shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and fences built approximately perpendicular to the exterior wall of the dwelling for achieving privacy, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. This wall shall be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners.
- (d) The wall of the dwelling located on the zero lot line shall have no windows, doors, air conditioning units, or other type of opening; provided, however, that atriums or courts may be permitted on the zero lot line side when the court or atrium is enclosed by three walls of the dwelling unit and a solid wall of at least eight feet in height is provided on the zero lot line. Fixed windows above seven feet in height from the floor elevation and translucent windows shall be allowed on the zero lot line.
- (e) Roof overhangs may penetrate the easement on the adjacent lot a maximum of two feet, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is limited to the roof area within the easement area.



(13) *Repealed by Ord. 2694.*

(14) *Repealed by Ord. 2694.*

(15) Grocery Stores. Grocery stores in existence as of November 20, 1995, shall be allowed to continue with all the rights of other permitted uses in this zone. Normal maintenance and upkeep of these establishments can occur without requiring compliance with the off-street parking or landscaping requirements of this code.

Expansion of these stores shall be subject to the following:

- (a) If the use expands but remains within the property limits as in existence on November 20, 1995;
- (b) No additional site improvements (such as parking and landscaping) shall be required; conformance with the setback standards of the applicable zone shall be required;
- (c) All signs for the development shall comply with the provisions of the CL zone.

Conversions of existing grocery stores to other uses shall be subject to the standards of Chapter 20.65 PMC, Nonconforming Uses and Structures.

(16) Affordable retirement apartments shall comply with the following standards:

- (a) The overall density of the project shall not exceed twice the maximum density of the applicable zone district as defined in PMC [20.25.022](#);
- (b) On-site parking shall be provided at a ratio of 0.75 stalls per unit;
- (c) Any accessory support use shall be located within a structure containing residential units and shall feature no exterior signage;
- (d) Affordable retirement apartments are exempt from providing private outdoor open space as required in Table 20.25.020 in PMC [20.25.020](#); however, an equivalent compensatory amount of common, active outdoor open space shall be provided;
- (e) Affordable retirement apartments shall comply with residential design review standards (Chapter 20.26 PMC).

(17) Shipping Containers. No person shall place or cause to be placed any shipping container on any portion of a property located within this zone.

(18) Limited Density Transfer from Critical Area Buffers. The city shall allow transfer of density for residential uses from critical area buffers to noncritical area portions of the same site; provided, that the resultant density calculated on the noncritical area land does not exceed 125 percent of the maximum developable density from that land otherwise allowed under zoning. No resultant lot area, width or depth shall be less than 25 percent that which otherwise would be required in the zone district.

(19) Outdoor Lighting. Building-mounted lighting shall be directed away from other residential structures and/or windows as to not create direct illumination, shall be shielded as to avoid glare from exposed bulbs off site and shall use necessary means to avoid excessive light throw. Light illumination shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated. The director shall retain the right to require a photometric plan to ensure compliance with these standards. (Ord. 3203 § 14, 2019; Ord. 3119 § 24, 2016; Ord. 3073 § 9, 2014; Ord. 2859 § 2, 2006; Ord. 2754 § 6, 2003; Ord. 2694 § 1, 2001; Ord. 2680 § 2, 2001; Ord. 2541 § 1, 1998; Ord. 2525 § 1, 1997; Ord. 2454 § 1, 1995; Ord. 2346 § 1(6), 1993; Ord. 2316 § 1, 1992; Ord. 2212 § 2, 1989; Ord. 2147 Exh. A, 1987).