

Chapter 20.20
RS SINGLE-FAMILY RESIDENTIAL ZONES

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20.20.000 RS zones.

The following RS zones are established. Properties so designated shall be subject to the provisions contained in this chapter:

- RS-35 Very low density single-family residential zone
- RS-10 Low urban density single-family residential zone

- RS-08 Medium urban density single-family residential zone
- RS-06 Urban density single-family residential zone
- RS-04 High urban density single-family residential zone

20.20.005 Description and purpose.

The RS single-family residential zones are intended to provide opportunities for a variety of housing options at lower development intensities, and at a reserve appropriate areas for low density residential living at a broad range of densities consistent with the Puyallup Comprehensive Plan. They further intend to protect the public health, safety and general welfare by ensuring adequate access to light, air, privacy and open space; minimizing traffic congestion and utility overload; protecting residential properties from noise, direct illumination, unsightliness, odors, smoke and other objectionable influences; and, facilitating the provision of public facilities and services commensurate with anticipated population and dwelling unit densities.

20.20.006 Special purpose – RS-06 zone.

Repealed by Ord. 2683.

20.20.010 Permitted uses – RS single-family residential zones.

The following uses are permitted for all RS single-family residential zones unless otherwise specified:

(1) One single-family dwelling on each lot. Each single-family dwelling unit permitted on or after July 1, 2005, shall have a permanent concrete or masonry block foundation constructed to building code standards or an alternative foundation as approved by the building official. Designated manufactured homes are subject to the following requirements:

- (a) The manufactured home shall be new;
- (b) The manufactured home shall be set upon a permanent foundation, as specified by the manufacturer, and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load bearing or decorative and shall be sufficient to resist wind and seismic lateral forces as well as the gravity loads as specified in the International Residential Code;
- (c) The manufactured home shall comply with all design and zoning standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;
- (d) The manufactured home shall be thermally equivalent to the state energy code;
- (e) The manufactured home otherwise meets all other requirements for a designated manufactured home as defined in RCW 35.63.160;

(f) The roof shall be designed to support 25 pounds per square foot in conformance with the International Building and Residential Codes;

(g) Light and ventilation in manufactured homes shall meet the requirements of Section R303 of the International Residential Code; and

(h) All manufactured homes set on property as permitted by subsection (1)(b) of this section shall be deemed an improvement to and attach to the real property on which they stand for purposes of applying property taxes.

(2) Accessory buildings and uses customarily incidental to a permitted or conditionally permitted use; provided, that in all RS zones, except in the RS-35 zone, there shall be no more than one detached accessory building greater than 200 square feet in size per lot. In the RS-04, RS-06, RS-08 and RS-10 zones, where the lot size exceeds four acres in size, no more than two detached accessory structures over 200 square feet may be permitted; there shall be no quantity limit of detached accessory structures in the RS-35 district. Further, there shall be no limit to the quantity of structures 200 square feet or less in any RS zone district. This does not include accessory dwelling units.

(3) The renting of not more than one room and/or providing of table board to not more than one person.

(4) Family day care provider, subject to compliance with all city building, fire and sign codes. The community development director may notice abutting property owners upon the establishment of a family day care provider facility and conditions may be imposed relative to the facility's hours of operation to aid neighborhood compatibility.

(5) Recreational facilities intended for the use of residents, including swimming pools, saunas, tennis courts and exercise rooms.

(6) Urban agricultural activities on lots less than one acre in size are permitted as an accessory use to a residence as follows:

(a) Horticultural activity for personal use and incidental sales or distribution on site and off site at a farmers market or approved retail area.

(b) Limited animal husbandry of small farm animals for personal use and incidental sales or distribution on site and off site at a farmers market or approved retail area, including domestic fowl and rabbits, miniature goats, and beekeeping, subject to the provisions of Chapter 8.08 PMC.

(7) Urban agricultural activities on lots one acre or greater in size are permitted as an accessory use to a residence as follows:

(a) All uses permitted under subsections (6)(a) and (b) of this section;

(b) Large farm animals, including cows, horses, sheep and hogs, subject to the provisions of Chapter 8.08 PMC.

(8) Community gardens, not to exceed one acre in size, subject to the following standards and criteria:

- (a) Limited animal husbandry of small farm animals is allowed;
- (b) The proposed use does not negatively impact sensitive areas on or adjacent to the subject site;
- (c) The proposed use will not result in excessive noise or emissions that are not typically associated with operation of household mechanical equipment;
- (d) On-site parking needs, if any, are addressed;
- (e) On-site contaminated soils, if any, are addressed; and
- (f) A set of operating rules addressing the governance structure of the garden, hours of operation, maintenance, security requirements, and the name and contact information of the garden coordinator shall be kept on file with the development services department.
- (9) Home occupations as governed under Chapter 20.75 PMC.
- (10) Temporary uses as governed under Chapter 20.70 PMC.
- (11) Accessory dwelling units are subject to the following standards and criteria:
 - (a) The property is in an RS zone; and
 - (b) Up to two attached and/or detached accessory dwelling units are permitted on a parent lot that is meeting or exceeding the required lot area for the zone in addition to the principal dwelling unit; and
 - (c) On lots that are less than the required lot area for the zone, only one accessory dwelling unit is allowed in addition to the principal dwelling unit or up to two accessory dwelling units if they are proposed in the following configurations:
 - (i) Two attached or detached stacked units (e.g., where one unit is located over another);
 - (ii) One detached unit and one attached unit;
 - (iii) Conversion of an existing structure and the addition of a new unit (either attached or detached); and
 - (d) Accessory dwelling units may not have more than three bedrooms; and
 - (e) Accessory dwelling units (attached or detached) shall not exceed 1,000 square feet in floor area. The floor area of an accessory dwelling unit shall not include any garage, workshop, unfinished storage space, or similar nonliving areas; and
 - (f) Parking. See PMC 20.55.010 for accessory dwelling unit parking requirements; and
 - (g) Setbacks.
 - (i) Detached accessory dwelling units shall meet the following setbacks:
 - (A) Any required front yard and street side yard setback for the applicable zone district;
 - (B) A minimum five-foot rear and interior side yard setback;

(C) A minimum 10-foot separation between all accessory dwelling units and principal dwelling units on the same parcel. If the conversion of existing detached structures results in a separation of less than 10 feet, the accessory dwelling unit(s) shall be fire-rated in accordance with building codes; and

(D) Any detached accessory dwelling unit with access from a public alley may be sited at the property line coinciding with the alley boundary line adjoining the property line, unless the city routinely plows snow on the public alley.

(ii) Attached accessory dwelling units shall meet the same setbacks, ~~height requirements~~, and other dimensional standards as the principal dwelling unit; and

~~(h) Height. Accessory dwelling units shall be permitted at the same height allowances as the principal dwelling unit; and~~

~~(i) The scale, bulk, architectural style and location on the lot of all accessory dwelling units shall be compatible with the design standards applicable to the principal dwelling unit(s); and~~

~~(j) An attached accessory dwelling unit may be created either through internal conversion of a portion of the principal dwelling unit or through construction of an addition to the principal dwelling unit. Accessory dwelling units may be converted from existing structures, including but not limited to detached garages (see PMC 20.65.030(3)). If the addition contains component parts of an accessory dwelling unit, but would not result in a separate fire wall with separate exterior entrance to the unit, then it shall not constitute an attached accessory unit but an addition to the existing dwelling unit only; and~~

~~(k) An accessory dwelling unit may be sold or conveyed as a condominium unit or through a unit lot subdivision independent of the principal dwelling unit; and~~

~~(l) All owners of illegal accessory dwelling units shall also be required to either legalize the unit or remove it; and~~

~~(m) The provisions of this section do not apply to lots within the volcanic hazard area, as defined and designated in Chapter 21.06 PMC, except for lots within one-half mile from the base of the surrounding elevation of the Puyallup valley floor.~~

~~(12) One duplex on each lot subject to the following standards and criteria: Middle housing subject to the following:~~

~~(a) Housing types. Duplexes, triplexes, fourplexes, stacked flats, townhouses, courtyard apartments, and cottage housing.~~

~~(b) Unit density.~~

~~(i) Two middle housing units are permitted per lot; or~~

~~(ii) Up to four middle housing units are permitted per lot if the lot is located within one-quarter mile walking distance of a major transit stop, as defined in Chapter 20.15 PMC. Properties that meet this criterion are shown in the City's official Transit Walkshed Map, on file with the City Clerk's Office; or~~

(iii) Up to four middle housing units are permitted per lot if at least one unit is affordable, as provided in Section 20.20.022.

(c) Exceptions. The standards of subsection (12)(b) do not apply to:

(i) lots smaller than 1,000 square feet; or

(ii) lots within the volcanic hazard area, as defined and designated in Chapter 21.06 PMC, except for lots within one-half mile from the northerly and southerly perimeter of said area.

(d) Accessory dwelling units shall count towards the maximum middle housing unit density permitted on a lot.

~~(a) The property is zoned RS-04 and has a minimum lot area of 6,000 square feet; or~~

~~(b) The property is zoned RS-06 and has a minimum lot area of 8,000 square feet;~~

~~(c) Buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. For the purpose of this requirement, accessory dwelling units shall not be counted as additional residential buildings.~~

~~(13) One triplex on each lot subject to the following standards and criteria:~~

~~(a) The property is zoned RS-04 and has a minimum lot area of 8,000 square feet; or~~

~~(b) The property is zoned RS-06 and has a minimum lot area of 10,000 square feet;~~

~~(c) Buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. For the purpose of this requirement, accessory dwelling units shall not be counted as additional residential buildings.~~

~~(1413) Adult family home.~~

~~(1514) Wireless communication facilities are permitted as principal or accessory uses subject to the provisions of Chapter 20.59 PMC.~~

~~(1615) Boardinghomes which provide care to no more than six individuals, when operated by a resident proprietor.~~

~~(1716) Residential care facilities which provide care to no more than four persons with functional disabilities, when operated by a resident proprietor.~~

~~(1817) Grocery stores in existence as of November 20, 1995.~~

~~(1918) Manufactured/mobile homes located within a manufactured/mobile home park established prior to July 1, 2005.~~

~~(2019) Electric vehicle infrastructure, Levels 1 and 2 only, subject to the provisions of Chapter 20.56 PMC.~~

(~~2120~~) Transitional housing and permanent supportive housing, subject to the standards of Chapter 20.74 PMC.

(~~2221~~) Scattered site emergency housing units and scattered site emergency shelter units, subject to the standards of Chapter 20.72 PMC.

20.20.015 Conditionally permitted uses – RS single-family residential zones.

The following uses are conditionally permitted uses in all RS single-family residential zones unless otherwise specified. A conditional use permit pursuant to Chapter 20.80 PMC, or administrative conditional use permit pursuant to 20.81 PMC, where specified, shall be required and in full force and effect in order to establish said uses:

(1) Public parks and recreational facilities.

(2) Public and private educational institutions, including schools, religious schools, colleges and universities.

(3) Churches, convents, monasteries and other religious institutions.

(4) Day care centers, subject to the following:

(a) The subject property is bounded on at least one side by either a collector or a principal or minor arterial;

(b) The subject property has a minimum net lot area of 10,000 square feet. Further, adequate fencing shall be located on all rear and interior side yard lot lines of any day care center;

(c) A minimum 15-foot-wide landscape buffer strip shall be provided on the subject property along any property line that is common to an adjacent RS- or RM-zoned property;

(d) In lieu of requirements specified in subsection (4)(c) of this section, the property shall contain landscaping equivalent to 25 percent of the net lot area of the property. Said landscaping shall conform to a landscape plan approved by the hearing examiner pursuant to Chapter 20.80 PMC.

(5) Public service uses, subject to the following:

(a) Such facilities do not include public utility offices or radio transmission facilities;

(b) Such facilities shall be screened from adjacent properties and public rights-of-way by a minimum 10-foot-wide landscaped buffer strip.

(6) Convenience markets subject to the following:

(a) The property is zoned RS-10, RS-08 or RS-06;

(b) The subject property is a corner lot bounded on two sides by a principal or minor arterial, and such streets are improved to city design standards;

(c) The subject property has a minimum net lot area of 15,000 square feet;

- (d) A sight-obscuring fence and minimum 15-foot-wide landscape buffer strip shall be provided on the subject property along any property line that is common to an adjacent RS- or RM-zoned property;
- (e) In lieu of requirements specified in subsection (6)(d) of this section, the property shall contain landscaping equivalent to 25 percent of the net lot area of the property. Said landscaping shall conform to a landscape plan approved by the hearing examiner pursuant to Chapter 20.80 PMC;
- (f) Hours of operation shall be restricted to the time period between 7:00 a.m. through 11:00 p.m.;
- (g) Total gross floor area of all buildings on the property shall not exceed 2,400 square feet;
- (h) Sale of gasoline or diesel fuel shall not be allowed.
- (7) Nursing homes and assisted living facilities subject to the following:
 - (a) The property is zoned RS-10, RS-08, or RS-06;
 - (b) No more than 75 percent of the property shall be covered with buildings and parking lots, the remainder to be landscaped;
 - (c) Minimum lot size shall be double the area otherwise required within the applicable zoning district as set forth by PMC 20.20.020.
- (8) Public fire and police stations, including accessory radio transmission facilities.
- (9) Accessory buildings and uses customarily incidental to the approved conditionally permitted use.
- (10) Residential treatment facility, subject to the following:
 - (a) No more than five individuals in addition to a resident family unit shall reside at, be served by or be clients of the facility at any given time;
 - (b) A residential treatment facility shall be located no nearer than 1,500 feet from another residential treatment facility;
 - (c) In no way shall the appearance of the structure or premises and properties be so altered, or the conduct of the facility be such that the structure or premises may be reasonably recognized as serving other than a residential function.

~~(11) Duplex residential structure, subject to the following standards and criteria:~~

~~(a) The property is zoned RS-08 and has a minimum lot area of 10,000 square feet;~~

~~(b) Only one duplex structure shall be permitted per legal lot which qualifies as to minimum lot area;~~

~~(c) All existing and proposed buildings containing duplex and triplex dwelling units shall not exceed 20 percent of the total number of residential buildings located within a radius of 250 feet. Accessory dwelling units shall not be counted as additional residential buildings;~~

~~(d) The scale, bulk, architectural style and location on the lot of all structures shall be compatible with the established character of the neighborhood.~~

(1~~12~~) Bed and breakfast houses, subject to the following standards and criteria:

- (a) The property is zoned RS-04, RS-06, RS-08, RS-10, or RS-35;
- (b) Minimum lot area for a bed and breakfast house shall be 6,000 square feet in the RS-04 zone and shall be the minimum lot area per building site in all other RS zones;
- (c) Not more than eight lodging rooms shall be present and may be located in the primary or accessory structure;
- (d) The scale, bulk and architectural style of the bed and breakfast structure shall not be altered so as to be incompatible with the surrounding residential neighborhood. Upon establishment of a bed and breakfast house, the property shall contain landscaping equivalent to 25 percent of the net lot area;
- (e) One off-street parking space shall be required for each bedroom to be occupied by guests over the initial two guest bedrooms. All off-street parking shall be consistent with the standards of Chapter 20.55 PMC;
- (f) No exterior signage is permitted other than a single sign, consistent with the standards of Chapter 20.60 PMC, not to exceed eight square feet in area;
- (g) Meals may be prepared only for guests of the bed and breakfast house, as opposed to the general public;
- (h) Other than the proprietors who reside on site, operation of the bed and breakfast house may not involve more than two outside employees;
- (i) Large banquets, weddings, conferences, and similar group gatherings are not permitted at bed and breakfast houses;
- (j) Bed and breakfast houses are subject to applicable business license requirements of PMC Title 5.

(1~~23~~) Boardinghomes which provide care to seven or eight individuals may be allowed by administrative conditional use permit pursuant to Chapter 20.81 PMC; those providing care for more than eight individuals may be allowed by conditional use permit pursuant to Chapter 20.80 PMC. In both instances, the boardinghome shall be operated by a resident proprietor.

(1~~34~~) Residential care facilities which provide care to five or six individuals may be allowed by administrative conditional use permit pursuant to Chapter 20.81 PMC; those providing care for more than six individuals may be allowed by conditional use permit pursuant to Chapter 20.80 PMC. In both instances, the facility shall be operated by a resident proprietor.

(1~~45~~) Retirement apartments and congregate living facilities, containing no more than 25 dwelling units, subject to the following:

- (a) The site must be located on a major, minor, or collector arterial street;
- (b) Any portion of a structure within 50 feet of other RS-zoned properties shall not exceed two stories in height;

(c) Parking shall be provided as follows:

(i) One space per each dwelling in a retirement apartment;

(ii) One space per each two units in a congregate living facility;

(d) The overall density of a project shall not exceed the maximum density permitted in the underlying zone.

(156) Senior housing complexes, subject to the following standards and criteria:

(a) The site must be located on a major, minor, or collector arterial street;

(b) The minimum site area shall be no less than two acres;

(c) Any portion of a structure within 50 feet of other RS-zoned properties shall not exceed two stories in height;

(d) Parking shall be provided according to the mix of dwelling types included in the project, as follows:

(i) One space per detached single-family home or duplex unit;

(ii) One space per each dwelling for a retirement apartment;

(iii) One space per each two dwellings in a congregate living facility;

(iv) One space per each two beds in a nursing home;

(e) Any accessory support use shall be located within a structure containing residential units and shall feature no exterior signage;

(f) The overall density of the project shall not exceed the maximum density permitted in the underlying zone.

(167) Planned developments, subject to the standards of Chapter 20.40 PMC.

(178) Commercial retail or wholesale nurseries.

(189) Certain detached accessory structures may be permitted through an administrative conditional use permit when the following applies to the subject property:

(a) When a detached accessory structure is related to an ongoing agricultural use or where the proposed detached accessory structure will exceed the size limitation of PMC 20.20.040(5) and it is located on a lot larger than one acre. See PMC 20.20.040(5) for size limitations.

20.20.018 Commercial leasing prohibited – Clustering of sex offenders and felons in RS zone.

No owner, occupant, or other person or entity in control of a dwelling shall knowingly lease to or allow two or more persons to reside in a dwelling located in RS zone when such persons are required to register as a sex offender pursuant to RCW 9A.44.130 and/or have been convicted of any of the following offenses: a serious violent offense as defined in RCW 9.94A.030(45), a violent offense as

defined in RCW 9.94A.030(54), residential burglary (RCW 9A.52.025), burglary 2 (RCW 9A.52.020), malicious mischief 1 (RCW 9A.48.070), or theft 1 (RCW 9A.56.030).

20.20.020 Property development standards – RS zones.

The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

Table 20.20.020

Property Development Standards – RS Zones						
		RS-35	RS-10	RS-08	RS-06	RS-04
(1)	Minimum lot area per building site in square feet	35,000	10,000	8,000	6,000	4,000
(2)	Minimum/Maximum development density in dwelling units residential lots per gross acre	No minimum – 1.0	No minimum – 4.0	No minimum – 5.0	4.0 – 6.0	6.0 – 8.0
(3)	Minimum lot width	125 ^a	50 ^a	40 ^a	40 ^a	40 ^a
(4)	Minimum lot depth	150	0	0	0	0
(5)	Minimum front yard setback	35	25	20	15	15
(6)	Minimum rear yard setback	35	25	20	20	15
<i>For rear yard setbacks for accessory structures, see PMC 20.20.040(7)(e)</i>						
(7)	Minimum interior side yard setback	15	Refer to PMC 20.20.025	5	5	5
(8)	Minimum street side yard setback	25	15	15	15	10
(9)	Maximum building height residential structures [or] permitted use single-family houses	36	36	36	36	28
(10)	Maximum building height non-residential structures [or] conditionally	28	28	28	28	25

Table 20.20.020

Property Development Standards – RS Zones						
		RS-35	RS-10	RS-08	RS-06	RS-04
	permitted uses all structures other than single-family houses					
(11)	Maximum lot coverage	–	40%	45%	45%	50%
(12)	Minimum street frontage	30	20	20	20	15
(13)	Maximum floor area ratio	–	0.45:1	0.55:1	0.55:1	0.6:1
		Refer to PMC 20.20.028				
(14)	Minimum separation between detached dwelling units on the same parcel ^b	10 ^L	10 ^L	10 ^L	10 ^L	10 ^L

^a PMC 20.20.020(3): Per PMC 19.12.060(2)(b), corner lots shall be 10 feet wider than the minimum required lot widths shown herein.

^b For accessory dwelling units, see PMC 20.20.010(11)(kg).

20.20.021 Cottage housing development standards.

The following table (Table 20.20.021) sets forth the required development standards applicable to cottage housing located in the RS zones, unless otherwise established through approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

Table 20.20.021

<u>Cottage Housing Development Standards</u>		
(1)	<u>Density</u>	<u>Two times the unit density allowed, per PMC 20.20.010(12)(b) ^a</u>
(2)	<u>Minimum Unit Size</u>	<u>1,500 square feet</u>
(3)	<u>Minimum Required Yards (from parent parcel lot lines of subject property)</u>	<u>Front: 20</u>
		<u>Public Street: 15</u>
		<u>Interior and Rear: 10</u>

Cottage Housing Development Standards

(4)	<u>Open Space</u>	<u>Open space shall be provided equal to a minimum of 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, or other open space.</u>
(5)	<u>Common Open Space</u>	<u>At least one outdoor common open space is required.</u>
		<u>Common space shall be provided equal to a minimum of 300 square feet per cottage unit. Each common open space shall have a minimum of 15 feet on any side.</u>
		<u>Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.</u>
		<u>Parking and vehicular areas and critical areas and their buffers shall not qualify as common open space.</u>
(6)	<u>Community Buildings</u>	<u>Cottage housing developments may contain one community building that is no more than 2,400 square feet of net floor area, excluding attached garages. There shall be no minimum off-street parking required.</u>
(7)	<u>Entries</u>	<u>Each unit must have a roofed porch at least 60 square feet in size with a minimum dimension of five feet on all sides.</u>
(8)	<u>Accessory Dwelling Units (ADUs)</u>	<u>Not permitted as part of a cottage development.</u>

Notes:

^a Existing detached dwelling units may remain on the subject property and will be counted as units. Any nonconforming aspects with respect to the standards of this chapter shall be permitted to remain; however, the extent of the nonconformities shall not be increased unless the proposed change is determined by the planning director to be consistent in character, scale and design with the cottage development.

20.20.022 Middle housing affordable housing bonus.

To qualify for additional units under the affordability bonus provisions of Section 20.20.010(12)(b), an applicant shall commit to renting or selling the required number of units as affordable housing and meeting the standards of subsections (1) through (5) below.

(1) Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

(a) Rental housing: 60 percent.

(b) Owner-occupied housing: 80 percent.

(2) The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.

(3) The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.

(4) The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.

(5) The units dedicated as affordable housing shall:

(a) Be provided in a range of sizes comparable to other units in the development;

(b) Include bedroom counts in the same proportion as the number of bedrooms in units within the entire development; and

(c) Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.

20.20.02~~32~~ Front/rear yard setback averaging.

When 50 percent or more of the lots on one side of a street within one block have primary or accessory structures with less than the required front/rear yard setback, then the average of those nonconforming front/rear yard setbacks may be used as the front/rear yard setback for any new construction within the same block; provided, that:

(1) No building need set back more than two feet further than a building on an adjoining lot;

(2) No front yard may be less than 20 feet to a garage or less than 10 feet to any other portion of a house;

(3) No detached accessory structure over 200 square feet in the rear yard may be closer than five feet from rear or side yard.

20.20.025 Interior side yard setback.

(1) The minimum interior side yard setback shall be five feet in RS-10; provided, that the combined total of both side yard setbacks for any lot shall equal at least 16 feet, as applied to each structure

individually. The combined setbacks shall be applied to all structures collectively if the detached accessory structure is located forward of a line extending from the rear wall of the primary structure to the side lot line.

(2) The minimum interior side yard setback shall be five feet in RS-06 and RS-04 zones, except that the dwelling unit may be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of 10 feet on the other interior side property line, excluding the connecting elements such as fences, walls and trellises.

(3) Interior side yard setbacks for lots in any RS zone that abut access and utility tract(s) and/or the access portion of a new panhandle lot shall be a minimum of two feet. No access portion of a panhandle lot, public alley or access and utility tract(s) shall be considered a "street" when applying street side yard setbacks.

20.20.028 Maximum floor area ratios.

Maximum floor area ratios shall be established only on properties for which the principal use is residential (e.g., single-family, duplex, triplexes, retirement clusters).

20.20.029 Minimum and maximum density limits in RS zones.

(1) Maximum density shall be calculated upon creation of new lots only. Given that permitted or conditionally permitted housing types govern the development of lots in RS zones, density shall not be applied to proposals for housing types listed as permitted (conditionally or outright) regardless of dwelling unit quantity relative to lot size. Accessory dwelling units also do not count toward maximum density calculations in RS zones.

(2) Deviations from the minimum lot density requirements, where required, shall only be permitted through the standards outlined in PMC 20.86.010(3). Such deviations shall be permitted through an administrative adjustment permit.

(3) Lots not served by, or required to connect to, sanitary sewer shall not be required to comply with the minimum lot density requirement.

20.20.030 Required parking.

~~All single-family dwellings in the RS zones shall have two on-site automobile parking spaces. Required spaces and access drives shall be improved with a dustless hard surface. For the purpose of calculating required area committed to open, uncovered parking, each required parking space shall be a minimum of nine feet by 20 feet in size. Permitted and conditionally permitted uses shall provide parking as set forth under Chapter 20.55 PMC. No dwelling unit within the RS zone shall park or store vehicles, operable or inoperable, within the front yard or street side yard setback areas so as to be visible from public rights-of-way or neighboring properties outside of those parked within designated driveways.~~

(1) Middle housing. Off street parking for middle housing shall be subject to the following:

(a) No off-street parking shall be required within one-half mile walking distance of a major transit stop.

(b) A maximum of one off-street parking space per unit shall be required on lots no greater than 6,000 square feet, before any zero lot line subdivisions or lot splits.

(a)(c) A maximum of two off-street parking spaces per unit shall be required on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

20.20.035 Signs.

All signs within the RS zones shall conform to the provisions set forth in Chapter 20.60 PMC, except as otherwise authorized through approval of a planned development.

20.20.040 Performance standards – RS zones.

The following special requirements and performance standards shall apply to properties located in the RS zones, except as otherwise authorized through approval of a planned development:

(1) Panhandle Lot Setbacks. For panhandle lots, yard setbacks shall be as specified in Table 20.20.020. Alternatively, all structures on a panhandle lot may maintain a minimum 15-foot setback from all property lines.

(2) Required Landscaping. Required front and street side yards shall be landscaped. All required landscaping shall be maintained in a neat condition.

(3) Outdoor Storage of Vehicles. The personal, noncommercial outdoor storage of vehicles and vehicle accessories is permitted in the RS zones, provided the following standards are met. For purposes of this section, “storage” means 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. Where a rear yard is reasonably accessible or a side yard is of sufficient size to accommodate the recreational vehicle, said recreational vehicle shall not be stored in the front yard of a lot. In no instance shall a recreational vehicle be stored such that any portion of the vehicle encroaches upon a sight distance area established by subsection (10) of this section; nor shall a recreational vehicle be stored on or overhang a public right-of-way. If located within a required front or street side yard, the storage area for a recreational vehicle shall be improved with a paved or gravel surface.

(b) Inoperable Vehicles and Motor Vehicle Accessories. No more than two inoperable vehicles may be stored on a lot. 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 RS-zoned property be used for the purpose of storing for any period of time any vehicle having more than two axles or exceeding 84 inches in width, and intended for commercial use such as a truck tractor, truck trailer or other truck, 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) Detached Accessory Buildings, Quantity Permitted. In no case shall a detached accessory building be considered attached and therefore part of a primary building if such structural attachment is in the form of a breezeway, carport, enclosed hallway, fence, trellis, tunnel, arch, or any other architectural

embellishment. An attached accessory structure is a structure built as an integral part of the primary building footprint with a shared common wall/roof with the primary structure.

(a) On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property is less than or equal to four acres in size, there shall be permitted:

(i) No more than one detached accessory building greater than 200 square feet in size per lot; and

(ii) No more than one unenclosed detached carport per lot. There shall be no size limit to such carports; and

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(b) On any lot zoned RS-04, RS-06, RS-08, or RS-10, where the subject property exceeds four acres in size there shall be permitted:

(i) A maximum of two detached accessory structures over 200 square feet in size per lot; and

(ii) Unenclosed detached carports of any size. There shall be no limit on the number of carports per lot; and

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(c) On any lot zoned RS-35, there shall be permitted:

(i) Detached accessory structures over 200 square feet in size per lot. There shall be no limit on the number of such buildings per lot; and

(ii) Unenclosed detached carports of any size. There shall be no limit on the number of carports per lot; and

(iii) Detached accessory buildings 200 square feet or smaller. There shall be no limit on the number of such buildings per lot.

(5) Detached Accessory Buildings, Size Limits.

(a) On any RS-zoned lot, where the subject property is less than or equal to one acre in size, each detached accessory building (excluding unenclosed carports) shall adhere to the following size and height limitations:

(i) No footprint of the detached accessory building may be larger than 50 percent of the footprint of the primary structure on each lot. For the purposes of this section, accessory structures, such as an attached garage, which are attached to a dwelling unit shall be considered part of the overall primary structure footprint for the purposes of calculating the 50 percent size ratio allowance.

(b) On any RS-zoned lot, where the subject property exceeds one acre in size, or on any RS-zoned lot of any size containing a permitted or on-going agricultural use, each detached accessory building (excluding unenclosed carports) shall adhere to the following size limitations:

(i) No footprint of any one detached accessory building may be larger than 80 percent of the footprint of the primary structure on each lot. For the purposes of this section, accessory structures, such as an attached garage, which are attached to a dwelling unit, shall be considered part of the overall primary structure footprint for the purposes of calculating the 80 percent size ratio allowance.

(6) Fences and Walls. Except as regulated under subsection (11) of this section, and as regulated in PMC 20.58.005(2), fences and walls constructed shall not exceed a maximum height above the adjacent 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 (6)(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) 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.

(f) No fence or wall may include the use of barbed wire or razor wire; provided, that pasture areas a minimum of 40,000 square feet in area may be fenced with barbed wire.

(7) 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 under this section may project into said front, rear and side yards.

(b) Cornices, sills, eaves projections, fireplace bump-outs and awnings without enclosing walls or screening may project into a required yard but not more than two feet, provided:

(i) The required interior side yard is not reduced to less than two feet, six inches; and

(ii) Any yard abutting a street or alley is not reduced to less than five feet.

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

(d) Front porches, covered or uncovered, steps, staircases, and ADA accessibility ramps may project into any required yard setback without restriction.

(e) For any RS-zoned lot, all attached or detached accessory buildings, including those buildings 200 square feet or less, shall observe the following:

(i) Any required front yard setback for the applicable zone district; and

(ii) A minimum five-foot rear and interior side yard setback; and

(iii) A minimum five-foot separation between all accessory buildings, and between accessory buildings and primary/accessory dwelling units; and

(iv) Any accessory building with access from a public alley shall also be set back five feet from the property line coinciding with the alley boundary line adjoining the property line.

(8) Residential Antennas. Residential antennas located in the RS 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.

(9) Pools. All swimming pools having a depth of 12 or more inches shall maintain a protective fence, wall, enclosure or natural barrier not less than six feet in height, with no opening greater than four inches wide and equipped with a self-closing gate surrounding said pool. Hot tubs or other manmade water bodies shall maintain a similar enclosure or shall be covered when not in use so as to prevent access to the water.

(10) Building Height Exceptions. Chimneys, vents and church steeples may exceed the maximum height requirement set forth in Table 20.20.020 in PMC 20.20.020.

(11) Sight Distance Requirements. At all street, alley and driveway intersections there shall be 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 right-of-way lines, measured from their point of intersection. For the purpose of this subsection, 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 provisions of this subsection shall be in addition to any other site distance protection requirements of the city, and in the event of conflict between requirements, the more restrictive shall apply.

(12) 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.

(13) Wireless Communication Facilities. Wireless communication facilities located in the RS zones when allowed by this chapter shall be subject to the provisions of Chapter 20.59 PMC, and all other applicable requirements.

(14) 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.

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

(16) 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.

(17) Outdoor Lighting. Building-mounted lighting and aerial-mounted floodlighting shall be directed away from other residential structures and/or windows. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.

(18) Outdoor Storage. Outdoor storage on vacant residential lots is prohibited.

*Code reviser's note: Ord. 3203's amendments inadvertently omitted subsection (6), Fences and Walls. This subsection has been restored pursuant to the intent of the city.