

Chapter 14.210

DIMENSIONAL AND OTHER REQUIREMENTS

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14.210.010 Purpose. The purpose of this chapter is to establish requirements for development with regard to basic dimensional standards, as well as specific rules for general application within land use designations. The standards and rules are established to provide flexibility in project design, provide solar access, and maintain privacy between adjacent uses.

14.210.020 Interpretation of Tables.

- A. This chapter defines general design and dimension standards for the various land use designations as well as requirements specific to a particular land use designation.
- B. There are two separate tables which are arranged in a matrix format. Table 1 contains the requirements for the Commercial and Industry land use

designations. Table 2 contains the requirements for all of the residential land use designations, as well as the Open Space and Urban Horticulture land use designations. The types of dimensional standards are listed down the left side of the table and the land use designations are listed at the top. The matrix boxes contain the minimum dimensional requirements of the land use designation. A blank box indicates that there are no specific requirements. (Ord. 2187, 2010)

14.210.030 Measurement Methods. The following measurement methods shall be used to determine compliance with the dimensional standards in this Chapter:

- A. Street setbacks shall be measured from the existing edge of a street right-of-way or temporary turnaround.
- 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. For any calculation which ends in a fraction of .5 or greater, the number will be rounded up to the next whole number. Any fraction less than .5 will be rounded down to the next whole number.
- D. Lot area shall be the total horizontal land area contained within the boundaries of a lot.
- E. Open space calculations shall include areas of turf, landscaping, natural vegetation, or surface water retention/detention facilities.

14.210.040 Lot Area – Prohibited Reduction. Any portion of a lot that was required to calculate and ensure compliance

with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.

14.210.050 Lot Divided By Land Use Designation Boundary. When a lot is divided by a land use designation boundary, the following rules shall apply:

- A. When a lot contains both residential and non-residential land uses, the boundary between shall be considered a lot line for determining permitted building height and required setbacks on the site.
- B. Uses on each portion of the lot shall only be those permitted in the land use designation applicable to such portion.

14.210.060 Division of Lots in Multi-Family Residential Use. Where a lot is devoted to a Multi-family residential use involving more than one separate building, such lot shall not be divided except when each proposed division complies with the requirements as to minimum lot area, setback, parking, and other conditions required for the land use designation in which such lot is located.

14.210.070 Directional Sense of Lots. For the purpose of applying regulations having a directional relationship to lots, the directional sense of lots shall be determined as follows:

- A. Front Direction.
 - 1. When a lot adjoins one street, front direction shall be toward the street.
 - 2. When the lot adjoins two streets which intersect on the boundaries of such lot, front direction shall be toward that street from which the address is based and the primary pedestrian entrance is taken.

3. When the lot adjoins two streets which do not intersect on the boundaries of such lot, front direction may be taken toward either street; provided, that no other condition exists which, in the discretion of the City Planner, dictates the front direction.

4. When the lot adjoins no street and access is by a private easement, the City Planner shall have discretionary authority to determine the front direction, considering location of entrance to such lot, topography, orientation of the proposed building, orientation of existing buildings and/or logical orientation of future buildings on adjoining lots, and any other considerations pertinent to a specific case.

B. Rear direction shall be taken as opposite to the front direction, or as nearly so as the lot shape permits.

C. Side direction shall be taken at a ninety-degree angle to the front direction, or as nearly so as the lot shape permits.

14.210.080 Contiguous Lots. Contiguous lots, owned by the same person, may be used to satisfy the requirements of the respective land use designation, if the property owner is willing to consolidate the lots to reflect the single use of the land under the provisions of a recorded covenant.

14.210.090 Non-Contiguous Lots. Non-contiguous lots, which are owned by the same individual but physically separated by a street, alley, river, or some other form of manmade or natural barrier, shall not be used jointly to satisfy the requirements of any land use designation except for off-street parking as described in Chapter 14.235 SMC

and Business Parks as described in SMC 14.205.055. (Ord. 2087, 2005)

14.210.100 Setbacks for Single-Family Residential Structures in Other Land Use Designations. All single-family residential structures in any Multi-family, Commercial, or Industry land use designation shall be required to meet the minimum setback requirements of the Single-Family Residential land use designation as set forth in SMC 14.210.330, as it now reads or is hereinafter amended. If any single-family structure is converted to a use other than single-family residential, it shall be required to meet the minimum requirements of the land use designation where it is located. (Ord. 2187, 2010)

14.210.110 Setbacks – Modifications. The following setback modifications are permitted:

A. When the common property line of two (2) lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property lines, and the two lots shall be considered one lot. Any subsequent permit requests must be accompanied by a lot line adjustment application.

B. When a lot in a single-family designated area is located between lots having non-conforming front yard setbacks, the required front yard setback for such lot may be the average of the two (2) non-conforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback.

14.210.120 Setbacks – Utilities.

A. In subdivisions and short plats, areas used to convey public utility services shall be contained in separate tracts, rights-of-way, or easements.

- B. For other types of land development permits, easements shall be used to delineate such corridors.
- C. All buildings shall maintain a minimum distance of five (5) feet from an access easement.

14.210.130 Access Ways, Setbacks – Alleys, Easements, Private Roads. Vehicle access points from garages, carports, or fenced parking areas shall be set back from the alley property line, easement line, or private roadway, so that an approach apron of at least twenty-five (25) feet is provided.

14.210.140 Setbacks – Adjoining Half-Street or Designated Arterial. In addition to providing the standard street setback, a lot adjoining a half-street or half of a designated arterial may be required to provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.

14.210.150 Setbacks – Projections Allowed. Certain structures may project into the required setbacks as follows:

- A. For ground and upper floor uses in all districts and for upper floor uses only in the Historic Business District; fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback; provided, that such projections are:
 - 1. Limited to two (2) per façade;
 - 2. Not wider than seven (7) feet; and
 - 3. Not more than twenty-four (24) inches into an interior setback or twenty-four (24) inches into a street or rear yard setback.

- B. Uncovered porches and decks, which exceed eighteen (18) inches above the finished grade, may project:
 - 1. Eighteen (18) inches into interior setbacks; and/or
 - 2. Five (5) feet into the street setback.
- C. Uncovered porches and decks, not exceeding eighteen (18) inches above the finished grade, may project to within five (5) feet of the rear property line.
- D. Roof eaves, if at least seven (7) feet measured vertically above finish ground level in the vicinity of the projection, may not project more than twenty-four (24) inches into any required setback.

14.210.160 Sight Clearance. At all intersections between streets, between streets and alleys, and between streets and private driveways, there shall be no sight obstruction. A visibility triangle shall be maintained for all corner lots in all residential districts. The visibility triangle shall be determined by measuring lines from the intersection of the property lines abutting two (2) intersecting streets for a distance of fifteen (15) feet in both directions. The terminus of the two line segments shall be connected by a third line to complete the area of the triangle in which sight obstruction shall not be permitted in conjunction with the normal side yard setback requirement of each land use designation.

14.210.170 Heights – How to Measure. The building height is the vertical distance from the average adjoining curb elevation to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, and to the mean height level between the eaves and ridge for a gable, hip or gambrel roof;

provided, however, that where the buildings are set back more than ten feet from the property line adjacent to a street, the height of the building shall be measured from the average elevation of the finished grade of the building.

14.210.180 Heights – Exceptions to Limits. The following structures may be erected above the height limits set forth in SMC 14.210.330:

- A. Roof structures housing or screening elevators, fire access stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance.
- B. Fire or parapet walls, skylights, flagpoles, chimneys, weathervanes, smokestacks, church steeples, utility line towers, and poles.

14.210.190 Utility Distribution and Transmission Poles and Towers. A conditional use permit shall be required for utility transmission poles and towers located on private property, if their height exceeds fifty (50) feet above the grade at the base of the pole. Utility distribution poles and towers are defined as those that support the systems for serving power, phone, television, and other wire utilities to the immediate area in which they are located. Utility transmission poles and towers are defined as those that support the systems for serving power, phone, television, and other wire utilities to utility distribution facilities.

14.210.200 Allowed Density for Senior Housing. Repealed. (Ord. 2143, 2008)

14.210.210 Special Considerations for Multi-Family Developments in Non-Multi-Family Land Use Designations.

- A. A Multi-family development outside the Historic District shall be reviewed consistent with the requirements of Chapter 14.230 SMC.
- B. All Multi-family developments shall provide 20 percent of the site in open space.
- C. All Multi-family developments shall meet the dimensional requirements of the MF-18 designation as set forth in SMC 14.210.330. The permitted density limitation of 18 dwellings per acre shall not apply where a higher residential density is authorized by Chapter 14.285 SMC. (Ord. 2104, 2006; Ord. 2143, 2008)

14.210.215 Detached Condominiums and Cottage Housing.

- A. The purpose of this section is to: 1) Allow for the development of multiple detached dwellings without the subdivision of land in land use designations where multifamily dwellings are allowed; 2) Provide for innovative development of detached dwellings as an alternative to conventional attached multifamily dwellings or conventional single family dwellings upon individual lots; 3) Provide additional options for achievement of urban densities within the City; 4) Implement the Washington State Growth Management Act and the City of Snohomish Comprehensive Plan; and 5) Protect and advance the public's health, safety, and welfare.
- B. The development of more than one detached dwelling per lot within the Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Mixed Use, Business Park, and Historic District land use

designations is permitted only as detached condominium or cottage housing development.

- C. Detached condominium and cottage housing shall conform to the provisions of this section.
- D. All applicable development regulations required by the Snohomish Municipal Code shall apply, including but not limited to off-street parking, provisions for utilities, and emergency access. Where a conflict occurs, the provisions of this section shall control.
- E. On a lot to be used for a detached condominium or cottage housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased.
- F. Maximum residential density shall not exceed the density allowed in the land use designation.
- G. Detached condominium and cottage housing development shall adhere to applicable design standards for multifamily development and for Planned Residential Developments (PRD).
- H. Structures and accessory structures shall exhibit and embody an architectural style. Architectural detailing shall be provided on all facades. More than one architectural style may be used within a detached condominium development.
- I. Accessory dwelling units are not permitted in detached condominium or cottage housing developments.

J. Detached condominium developments shall conform to the following provisions:

- 1. Internal streets may be either public or private. Public streets shall conform to the City of Snohomish Engineering Design and Construction Standards.
- 2. Private streets shall include the following improvements. The City Engineer may authorize variations to the following improvements when no adverse impact to public health, safety, and welfare would occur:
 - a. A six-inch curb with gutter on each side.
 - b. Street trees on one side.
 - c. At least one side of each street shall include:
 - i. An eight-foot-wide parking aisle along the inside of the curb, a landscape strip along the outside of the curb, and a sidewalk along the outside of the landscape strip. The landscape strip shall have a minimum width of four feet and the sidewalk shall have a minimum width of four feet.
 - ii. Street light standards and fixtures that achieve illumination standards used for public streets. Street lights with decorative design detailing are encouraged.
 - d. Unobstructed roadway width of 26 feet and as approved by the City Engineer.

3. A pedestrian circulation system consisting of sidewalks and walkways shall provide access to the adjacent public streets, all homes, and common recreation areas.
 4. Residential structures shall be limited to 2,000 square feet of living area. Porches, garages, and basements are not included in the calculation of living area.
 5. Residential structures shall not exceed two stories and thirty feet in height.
 6. Minimum setbacks from perimeter property lines and from internal boundaries of exclusive use shall be as follows:
 - a. Front: Ten feet, except that garages with doors facing the front shall be set back twenty feet.
 - b. Side: Five feet, except that no side setback shall be required for detached garages located in the rear half of the lot or area of exclusive use.
 - c. Rear: Fifteen feet for the dwelling. Garages with doors facing the rear shall be set back twenty feet. No rear setback shall be required for detached garages with doors facing the front or side.
 - d. Arterial street: An additional five feet of setback shall be required where the building site abuts an arterial street.
 - e. Side and rear setbacks shall provide for a minimum of 400 square feet of private open space for each dwelling.
 7. Design standards for Planned Residential Developments (PRD) and Small Lot Development shall apply.
- K. Cottage housing developments shall conform to the following provisions:
1. Cottage housing developments shall contain a minimum of four cottages arranged on at least two sides of a common open space, with a maximum of twelve cottages per development.
 2. Height Limit and Roof Pitch.
 - a. Maximum building height shall be eighteen feet.
 - b. The ridge of pitched roofs with a minimum slope of 6:12 may extend up to twenty-eight feet. The ridge of pitched roofs with a minimum slope of 4:12 may extend up to twenty-three feet. All parts of the roof above eighteen feet shall be pitched.
 3. Lot Coverage and Floor Area.
 - a. The overall maximum lot coverage permitted for principal and accessory structures shall not exceed fifty percent.
 - b. The lot coverage for an individual principal structure in a cottage housing development shall not exceed 650 square feet.

- c. The total floor area of each cottage shall not exceed 1,000 square feet.
 - d. The floor area of enclosed space located either above or below the main level shall not exceed fifty percent of the enclosed space of the main level, or 375 square feet, whichever is less. This provision shall not apply to attic and crawl spaces.
4. Minimum Setback from Perimeter Property Lines.
- a. Front Yard: Ten feet.
 - b. Side Yards: Five feet. Where there is a principal entrance along a side facade, the side yard shall be no less than ten feet along that side for the length of the pedestrian route. This ten foot side yard shall apply only to a height of eight feet above the access route. Where a side yard abuts a public street, the minimum side yard setback shall be no less than ten feet.
 - c. Rear Yards. Not less than ten feet.
5. Interior Separation for Cottage Housing Developments. There shall be a minimum separation of six feet between principal structures. Facades of principal structures facing facades of accessory structures shall be separated by a minimum of three feet. Where there is a principal entrance on an interior facade of either or both of the facing facades, the minimum separation shall be ten feet.
6. Required Open Space.
- a. Quantity of Open Space. A minimum of 300 square feet per unit of landscaped open space is required. This quantity shall be allotted as follows:
 - i. A minimum of 150 square feet per unit shall be private usable open space; and
 - ii. A minimum of 150 square feet per dwelling unit shall be provided as common open space.
 - b. Development Standards.
 - i. The minimum horizontal dimension for private or common open space shall be ten feet.
 - ii. Required common open space shall be provided in one contiguous area. Each cottage shall abut the common open space, and the common open space shall have cottages abutting at least two sides.
7. Parking
- a. Access to parking shall be from the alley where the property abuts an alley.
 - b. Location.
 - i. Parking may be in or under a structure, or outside a structure, provided that:
 - A. The parking is screened from direct view.

- B. Parking outside a structure may not be located between cottages.
- C. Parking may not be located in the front yard.
- D. Parking may be located between any structure and the rear lot line of the lot, or between any structure and a side lot line which is not a street side lot line.

(Ord. 2127, 2007)

14.210.220 Mobile Home Park Requirements. Requests for a conditional use permit for the construction of a mobile home park in the Multi-family designation shall comply with the following requirements:

- A. A mobile home park shall obtain a recorded development plan permit (see Chapter 14.50 SMC).
- B. The minimum site for a mobile home park shall be one (1) acre.
- C. No more than ten (10) mobile homes may be located on any one (1) acre of ground.
- D. Each space or lot upon which a mobile home is to be located shall:
 - 1. Contain two thousand four hundred (2,400) square feet and have a minimum width of thirty (30) feet for single-wides or three thousand two hundred (3,200) square feet of area with forty (40) foot minimum width for double-wides.
 - 2. Have access from an interior driveway only.

- 3. Have a crushed rock or hard surface area upon which the mobile home will be located.
- E. All drives within the park shall be paved and appropriate ingress and egress from each public street bordering the mobile home park shall be provided in accordance with the direction of the City Engineer consistent with standard traffic engineering practice.
- F. There shall be no less than twelve (12) feet clearance between manufactured homes or any part thereof, and no less than five (5) feet between manufactured homes and any building within the park or from the required fence, wall, or hedge.
- G. There shall be a sight-obscuring fence, wall, or hedge on all sides of the park, in conformance with Chapter 14.240 SMC.
- H. Access roadways, vehicle thoroughfares, and recreational areas shall be provided with adequate area lighting.
- I. Electrical distribution and telephone service systems to each space or lot shall be underground, except for outlets and risers at each space or lot.
- J. Every mobile home site shall have provisions for electrical, plumbing, and sanitary sewer installation in accordance with all applicable City and state regulations. No mobile home which does not have sanitary facilities shall be allowed in the park.
- K. All mobile home parks shall meet the health department regulations of the City, county and state.

- L. All mobile homes must be skirted with opaque paneling of wood, metal, plastic, or some other solid and sturdy material around the circumference of the mobile home so that the undercarriage and wheels are covered from view.
- M. All internal driveways, excluding parking, shall be paved and have a minimum width of twenty (20) feet, except for one-way roads which shall have a minimum width of fifteen (15) feet.
- N. Cul-de-sac turnarounds shall have a minimum pavement width of twenty (20) feet and a minimum turning area diameter of seventy (70) feet.
- O. In addition to the two-stall per mobile home pad required in SMC 14.235.170, off-street parking shall be provided at the ratio of one parking space for each four (4) mobile home pads and shall be distributed for convenient access to all pads.
- P. A bulk storage and parking area for boats, campers, travel trailers, etc., shall be provided within the mobile home park. A minimum of three hundred (300) square feet of space, exclusive of driveways, shall be provided for every ten (10) mobile home pads. Bulk storage and parking areas shall be separated from all other parking facilities and shall be provided with some means of security. The requirements of this subsection may be waived by the City Planner, if the mobile home park developer/owner agrees to prohibit the storage of such items within the park.
- Q. All mobile home parks shall provide adequate fire protection as required by the Fire Marshall in accordance with the Uniform Fire Code.
- R. A common recreational facility is suggested for mobile home parks in excess of fifty (50) units but is not required. If a recreational facility is provided, it should be centrally located along with the required open space.
- S. The mobile home park shall comply with all other requirements of the Multi-family 18 units per acre land use designation as described in this title.
- T. A complete and detailed site plan shall be submitted to the Hearing Examiner for approval together with a separate grade and drainage plan, which shall be reviewed by the City Engineer and City Planner for recommendations to the Hearing Examiner. The site plan shall show the location and dimensions of all contemplated buildings, structures, open space, driveways and roads, recreational areas and other pertinent features which may be necessary to show compliance with the regulations of this section.
- U. The developer and/or owner of the mobile home park shall be responsible for ensuring that every mobile home is installed in compliance with the provisions of this section. All improvements and connections shall be made at the time of installation and prior to occupancy.

14.210.230 Business Park and Airport Industry.

- A. Chapters 14.205 and 14.207 SMC govern permitted land uses in the Business Park and Airport Industry designations.
- B. Minimum Area. A minimum of five (5) acres will normally be required for a

Business Park development; however, existing smaller parcels that cannot be aggregated together to establish a 5 acre project will be allowed, subject to appropriate review and conditions.

C. Setbacks.

1. From all public rights-of-way: A minimum setback of twenty (20) feet shall be complied with for structures designed for other than office and retail use. Buildings designed for office and/or retail use can be located so that they abut the front property line when pedestrian sidewalks and walkways abut the buildings.
2. From all other property lines forming the perimeter development:
 - a. Adjacent to nonresidential land use designations: Ten (10) feet.
 - b. Adjacent to residential land use designations: A visual screen and a setback of not less than fifty (50) feet in depth shall be provided.

D. Landscaping and Open Space.

1. The site shall consist of not less than 20 percent landscaping and/or open space, which open space may consist of undisturbed vegetation or water and will include the 5% area of required landscaping. In addition, any parking lot of over twenty (20) cars must provide a minimum of one contiguous one hundred (100) square foot landscaped island within the parking area for each ten (10) spaces. Up to 50% of the landscaping and open space requirement for a business park development may be

provided by permanent dedication of a conservation easement to the City, a land trust, or another entity acceptable to the City of Snohomish, which easement shall restrict property to remain in open space in perpetuity within the same business park designation as the development in question.

2. At least 5 % of the site must be in formal developed landscaping no less than two thousand (2,000) square feet in area and oriented towards the main entrance and public right-of-way.
3. Landscaping Adjacent to Streets. All uses which adjoin a street will also provide a landscape corridor of trees, planted no more than fifty (50) feet on center. Such landscaping shall not obscure the sight distance for traffic and pedestrians at the intersection of streets or driveways.

E. Access

1. Access Limitation. Business Parks shall have access to at least one major arterial. Access to the adjacent arterial and other streets will be provided in accordance with City traffic plans and will be constructed per Public Works Design and Construction Standards.
2. Access Assurance to Adjacent Properties. At the time of permit review the City may require as a condition of approval either:
 - a. That a frontage road or marginal access street be constructed to provide access to the arterial for adjacent properties.

- b. That the applicant grants to adjacent properties the right to use the applicant's arterial access.

F. Height Limitation. Building heights shall not exceed three (3) stories or forty-five (45) feet. If a variance is applied for and granted to exceed three stories or forty-five (45) feet, there shall be added one (1) additional foot of yard setback on all sides for each one (1) foot of additional building height, provided that the total building height may not exceed four (4) stories or 60 feet for buildings not having stories.

14.210.235 Public Park.

A. At the time that a change or intensification of land use, or new construction or development is proposed, the City Planner shall evaluate the conditions associated with the proposed development, the existing property, and the surrounding property and pursuant to SMC 14.05.050 issue written findings regarding the applicable land development regulations. The City Planner's determination and decision regarding applicable development regulations shall be appealable as prescribed by Chapter 14.75 SMC.

B. In determining the development regulations applicable to property designated Public Park, the City Planner shall consider factors such as:

1. Existing and proposed land uses, facilities, and improvements.
2. Development regulations applicable to nearby properties.
3. Limitations or controls upon construction, land use, environmental protection, transportation systems, etc. warranted to minimize the

potential for unmitigated adverse impacts. and establish written dimensional standards applicable to the subject property.

(Ord. 2214, 2011)

14.210.240 Design Requirements for Mixed Use and Planned Residential Developments (PRDs).

A. Chapters 14.25 and 14.40 SMC govern the process for obtaining an approved administrative development plan when required.

B. Design requirements for PRDs are shown in SMC 14.210.330 Table 1 and in Chapter 14.220 SMC.

C. Design requirements for administrative development plans in the Mixed Use designation are shown in SMC 14.210.330 Table 1. (Ord. 2111, 2006)

14.210.250 Accessory Buildings and Miscellaneous Structures in All Land Use Designations.

Accessory buildings and miscellaneous structures which are clearly incidental and compatible with the permitted uses allowed in each land use designation shall be allowed in all land use designations, subject to the approval of the City Planner. Long-term storage of commercial vehicles and materials in excess of thirty (30) days shall be prohibited in all residential designations. Accessory buildings and miscellaneous structures shall not be located closer than five (5) feet to any lot line, except the front lot line from which the normal setback shall be observed, and shall not exceed the height and open space restrictions of the permitted uses within the respective land use designation. Accessory uses and miscellaneous structures attached to the main structure are considered a part of that structure and must meet the setbacks for that designation.

14.210.260 Conversions. Conversions of existing residential structures to provide additional dwelling units shall comply with the requirements of this section.

- A. No conversions shall be permitted in the Single-Family land use designation other than to provide living quarters for servants, temporary guests, and relatives by blood or marriage, and accessory dwelling units as allowed by this title.
- B. Conversion in all other land use designations where residential units are allowed shall comply with the following:
 - 1. All requirements under the respective land use designation shall be adhered to.
 - 2. Dwelling units resulting from conversions shall include a kitchen and separate bathroom.
 - 3. Off-street parking shall be provided as specified under Chapter 14.235 SMC.

14.210.270 Swimming Pools.

- A. Excavated or surface type swimming pools may be installed for private or communal residential use within all residential designations.
- B. A six-foot (6') high fence of chain link, wood, or other secure material with locking gate shall be constructed around all swimming pools to control access by unauthorized or unattended persons.

14.210.280 Street Frontage – Easements.

Every lot in a residential or urban horticulture land use designation shall either adjoin a public street or have access to a public street by a private corridor. Such corridors shall be permanently committed as access for this lot by recorded document.

Private corridors shall have a minimum width of twenty (20) feet, when serving property with a maximum development potential of four (4) standard lots and/or four (4) residential units, as defined by the minimum lot size and density of the respective land use designation. Property with a development potential in excess of four lots and/or four residential units shall require a minimum private corridor width of forty (40) feet.

14.210.290 Screening of Exterior Mechanical Equipment for Commercial and Multi-Family Developments.

Either visual or sound screening may be required to reduce the effects of exterior mechanical systems on the adjacent rights-of-way and properties.

14.210.300 Infrastructure Improvements Required as a Condition of Building Permit.

As a condition of issuing a building permit for substantial improvements on the site, the City may require improvements or repairs to: the adjacent curb, gutters, sidewalks, water, wastewater and stormwater utilities, and stormwater facilities as required pursuant to Ch. 15.16 SMC. (Ord. 2173, 2009)

14.210.310 Location of New Utilities.

Utilities associated with new construction located in all land use designations shall be constructed underground. Utilities associated with remodel or construction of additions to existing structures located in all land use designations should be constructed underground whenever practical.

14.210.320 Keeping of Animals.

Dimensional standards related to the keeping of animals and structures for the keeping of animals are as specified by this Chapter and Chapter 7.04 SMC. (Ord. 2193, 2010)

14.210.330 Dimensional Requirements - Table 1

Commercial and Industry Designations

	Commercial CO	Historic District HB	Business BP	Business Park IND	Industry AI	Airport Industry MU	Mixed Use
Minimum Lot Size, in sq. ft.	5,000	none	20,000	none	25,000	5,000	
Min. Area for recorded development plan	none	none	5 acres	none	5 acres	none	
Lot Width, in feet	50	none	none	none	none	50	
Permitted maximum density, du/ac ¹	18	18	18	na	1 per 10 acres	18	
Front Yard Setback, in feet							
a. From street	0	0	20 ²	0	35	0	
b. From property line	0	0		0	0	0	
Side Yard Setback ³ , in feet	0	0	0	0	0	0	
Side Yard abuts residential designation	See 14.240 (landscape)	See 14.240 (landscape)	50	See 14.240 (landscape)	See 14.240 (landscape)	See 14.240 (landscape)	
Rear Yard Setback, in feet	0	0	10	0	0	0	
Rear Yard abuts residential designation	See 14.240	See 14.240	50	See 14.240	See 14.240	See 14.240	
Rear access from an alley	na	15					
Open space (vegetated)	15% ⁴	15% ⁵	20%	15%	20%	15% ⁶	
a. Percent landscaped (excl. screening)	5%	0%	5%	5%	5%	5%	
Height limitation ⁷ in feet ⁸	35	40	45	40	40	35	
Access allowed per site							
a. From arterial			1				
b. From non-arterial			subject to sdg				
Recorded development plan required			yes		yes	yes ⁹	

(Ord. 2143, 2008; Ord. 2187, 2010)

¹ An alternative maximum density may be permitted by Chapter 14.285 SMC.

² Setback for office and/or retail use can be located so that they abut the front property line when pedestrian sidewalks and walkways abut the buildings.

³ Side yards abutting streets shall conform to one-half (1/2) the front yard setbacks.

⁴ Twenty percent (20%) vegetated open space required for multi-family developments.

⁵ Off-site landscaping or improvements to the streetscape may be substituted for on-site landscaping with the recommendation of the Design Review Board and approval of the City Planner; twenty percent (20%) vegetated open space shall be required for Multi-family developments.

⁶ Twenty percent (20%) vegetated open space required for multi-family developments.

⁷ Measured per SMC 14.210.170.

⁸ Height limitation of fifty-five (55) feet for public schools and other public educational facilities such as aquatic centers, stadiums and gymnasiums.

⁹ Unless single family residence.

14.210.340 Severability If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances. (Ord. 2093, 2005)