

DIMENSIONAL AND BULK REQUIREMENTS

Dimensional Requirements Table				
	Residential Zoning Districts			
	RS 8400	RS 7200	RS 4800	RS-T
Maximum Building Height	3 stories, not to exceed 35 feet	3 stories, not to exceed 35 feet	2 stories, not to exceed 30 feet	3 stories, not to exceed 35 feet
Front Yard Setback (minimum)	20 feet	15 feet, except that any garage entry that faces the street, shall be at least 20 feet from property line	15 feet, except that any garage entry that faces the street, shall be at least 20 feet from property line	0 feet for townhome ¹ ; 3 feet for commercial parking lot ² ; otherwise same as for RS 4800
Rear Yard Setback (minimum)	20 feet	15 feet	15 feet	15 feet ⁶
Side Yard Setback (minimum)	5/10 feet ²	5/10 feet ³	5/10 feet ³	0 feet for townhome ¹ ; 3 feet for commercial parking lot ² ; otherwise same as for RS 4800
Lot Width at Building Setback (minimum)	55 feet	45 feet	40 feet	40 feet
Lot Width at Street (minimum)	40 feet ⁴	30 feet ⁴	30 feet ⁴	30 feet
Lot Coverage by Structures (maximum)	40% of lot area	40% of lot area	40 % of lot area	60% of lot area
Mean Lot Depth (minimum)	80 feet	70 feet	70 feet	70 feet
Lot Area (minimum)	8,400 square feet	7,200 square feet	4,800 square feet	4,800 square feet
Maximum Floor Area Ratio (FAR)	None	None	0.6	None

¹ The minimum dimension is also subject to MTMC 19.30.064.C.2 and other applicable requirements.

² The minimum dimension is also subject to MTMC 19.30.065.D.3 and other applicable requirements.

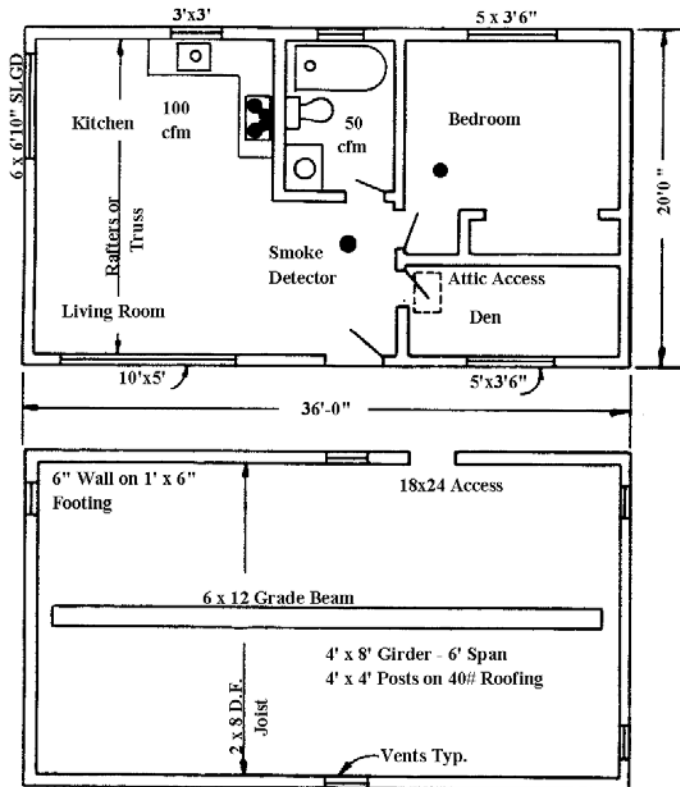
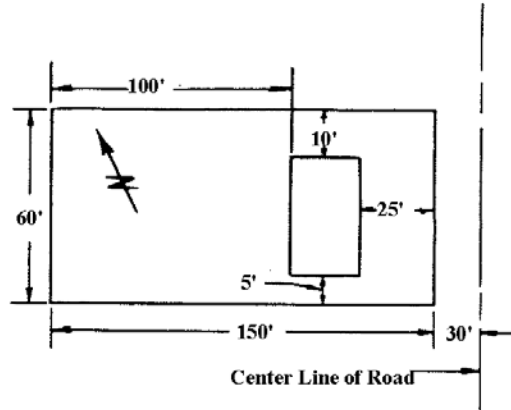
³ For a corner lot as defined in this section, the larger number shall be used for any side yard that is adjacent to a street but is not the front yard as defined in this section.

⁴ Exception: Flag/panhandle lots shall be a minimum of 12 feet at the street.

⁵ Exception: Lots in this district that have frontage on the west side of 58th Avenue W or the north side of 230th Street SW must have a minimum lot area of 7,200 square feet.

⁶ Exception: A 10-foot setback, instead of a 15-foot setback, may be approved where: (a) no portion of the townhome development, between 10 and 15 feet of the rear property line, is more than two stories and greater than 25 feet in height as measured from the roof's midpoint; and (b) the area in the front yard setback is increased by the same area as the square footage of the building footprint within the reduced setback.

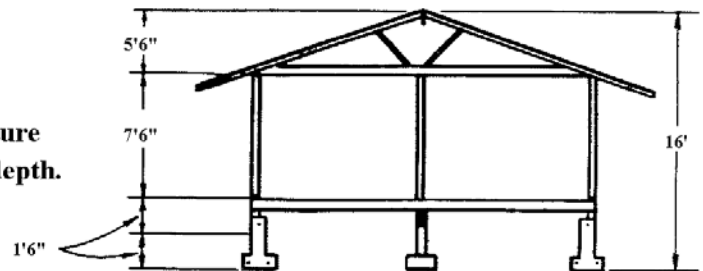
PLOT PLAN: Show size and shape of property, location and size of all existing and proposed buildings, including decks and porches. Show distances of existing and proposed building from property lines. Identify all roads, streets and easements abutting or across the property.

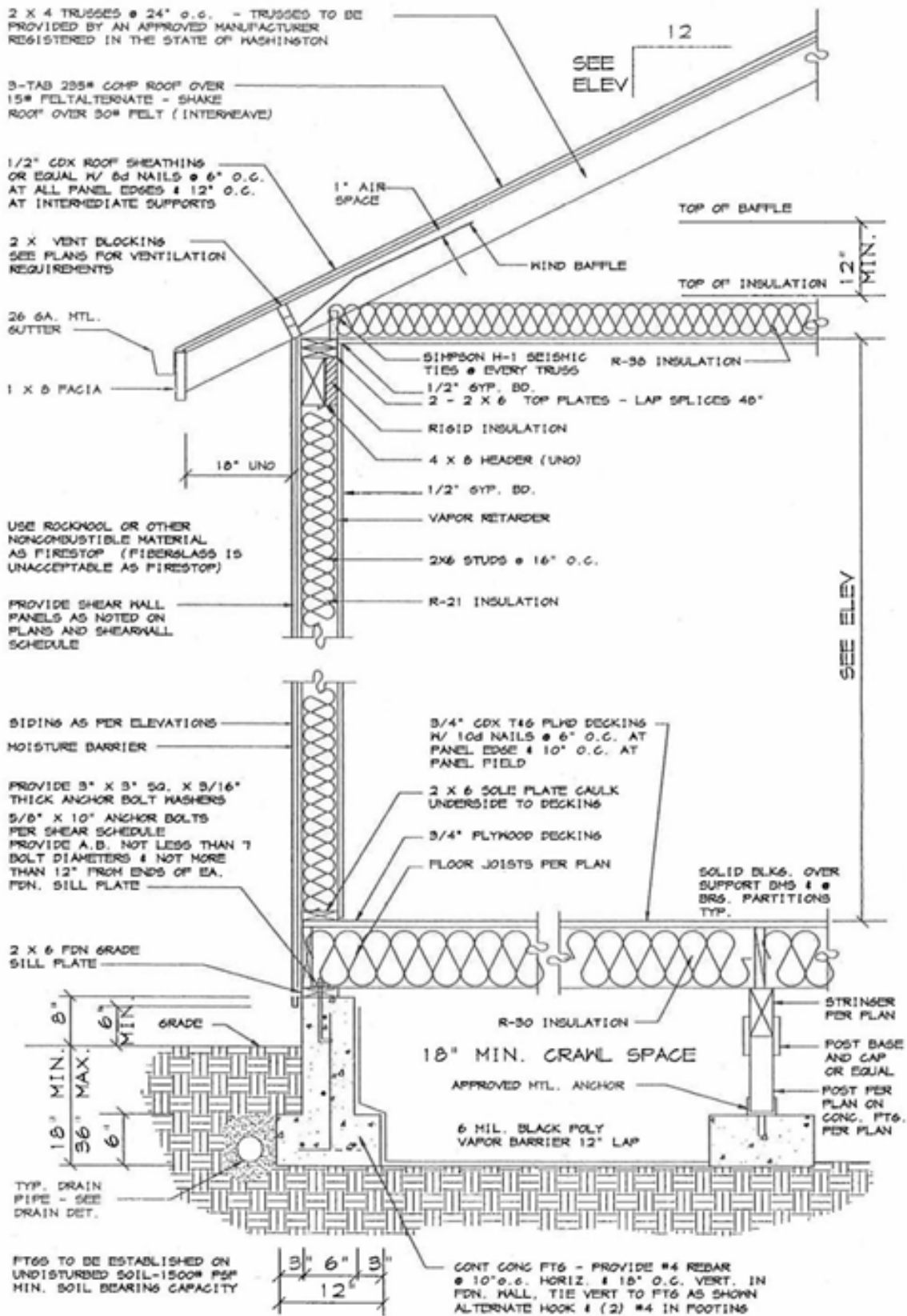


FLOOR PLAN: Show location of partition walls and rooms, plumbing fixtures, cabinets, appliances, windows, doors, etc. Indicate size, spacing, direction of beams, joist, rafters, truss, etc.

FOUNDATION PLAN: Show size, shape or general configuration of foundation and all related members including but not limited to grade beams, pad, etc. Indicate location and size of access, venting, etc.

DETAILED CROSS SECTION: Show method of framing, roof pitch, type of roof, bracing, amount of overhang, floor, posts, beams, foundation structure height, ceiling, floor, finish grade and excavation depth.





TYPICAL WALL SECTION

3/4" = 1'-0"

19.30.80 General residential design standards.

The development of all principal dwellings within the RS districts shall comply with the following design standards upon the effective date of the ordinance adopting this section. Such standards do not apply to dwellings legally established prior to June 1, 2008, except as provided by the nonconformance provisions of this title for building alterations and replacement:

A. Roof pitch must be a minimum of four feet of rise for twelve feet of run (4:12) for at least 80% of the dwelling's roof area.

B. The roof's eave projections must be a minimum of ten inches, not including a gutter around the perimeter of the home, unless the roof pitch is at least 7:12.

C. A perimeter wall of masonry shall enclose the foundation of the home.

D. The front of the home shall have one or more transparent windows totaling at least eight square feet and a decorative door that face the street. On a corner or through lot, any other facade of the home that faces a street shall include at least eight square feet of glass area in a window and/or door. Any accessory structure with a façade greater than twenty feet in length that directly faces and is visible from the street shall include glazing in a total amount of at least eight square feet.

19.30.090 Off-street parking and circulation.

A. Off-street parking is required pursuant to Chapter 19.125 MTMC, as now or hereafter amended, except as otherwise provided by this chapter.

B. To preserve on-street parking capacity, the following applies to residential driveways added to or constructed after June 1, 2008, except as otherwise provided by this chapter:

1. Each single-household residential lot shall have no more than one driveway from a street; and

2. A residential driveway shall comprise no more than twenty-five feet of width [including wings] in any portion of the public right-of-way in which it is located.

(Ord. No. 2480, 05/19/08)