

**This is a Quick Reference Guide for Setbacks. To see all requirements please refer to the correct zoning text for the particular zone that you are interested in.**

**RS SINGLE FAMILY BUILDING ZONES**

19.15.060 Height, Area, Setback, and Bulk Requirements.

The following table and text provides regulations for height, area, setback and bulk requirements:

<u>Zone</u>	<u>Minimum Lot Size</u> (sq. ft)	<u>Lot Coverage</u>	<u>Height</u>		<u>Yard Setbacks in Feet</u> Additional setback information follows in text.			
			<u>Feet</u>	<u>Story</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>	
							<u>Minimum</u>	<u>Total</u>
RS-100	10,000	35%	32	2	20	30	5	20
RS-84	8,400	35%	32	2	15	30	5	20
RS-72	7,200	35%	32	2	15	30	5	15

**Residential Mixed Density Zone**

19.16.070 Setback, lot coverage and height requirements

The following table and text provides regulations for height, area, setback and bulk requirements:

Lot Coverage:	35%
Height:	32 feet and two stories
Front/Rear Yard Setback Total:	45 feet to living area
Front Yard Setback	15 feet minimum – 25 feet to garage
Rear Yard Setback	25 feet minimum to living space 15 feet minimum to garage if attached to the living area
Side Yard Setback minimum total setback	5 feet <sup>1</sup> 20 feet

<sup>1</sup> For attached single family units, the minimum side yard setback on the external wall is ten feet to living area.

**RM MULTI FAMILY BUILDING ZONES**

19.17.060 Height, Area, Setback and Bulk Requirements.

A. The following table provides regulations for height, area, setback and bulk requirements:

<u>Zone</u>	<u>Min. Lot Size</u> (sq. ft)	<u>Lot Coverage</u>	<u>Open Space required</u>	<u>Height</u>		<u>Yard Setbacks in Feet</u>			
				<u>Feet</u>	<u>Story</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>	
								<u>Minimum</u>	<u>Total</u>
RM-1	7,200	35%	7.5%	32	2	20	30	5	20
RM-2	7,200	40%	7.5%	32	2	20	30	5	20
RM-3	7,200	40%	7.5%	32	2	20	30	12	25
RM-4	1 Acre	45%	7.5%	32	2	20	30	15	30

**MH - MANUFACTURED HOME ZONE**

19.19.090 Height, Area, Setback and Bulk Requirements.

A. The following table provides the regulations for height, area, setbacks and bulk requirements:

	<u>Minimum Lot Size</u> (sq. ft)	<u>Lot Coverage</u>	<u>Height</u>		<u>Yard Setbacks in Feet</u>				
			<u>Feet</u>	<u>Story</u>	<u>Front</u>	<u>Rear</u>	<u>Side Yard</u>		
								<u>Minimum</u>	<u>Total</u>
	4,200	40%	25	2	20	20	5	15	

## COMMERCIAL ZONING

### 19.23.050 Setbacks, access and queuing requirements.

A. Setbacks are established to ensure adequate circulation and access for emergency services. The setback requirements for the HBD and CS zones shall be as follows:

	<b>HBD</b>	<b>CSL</b>	<b>CSR</b>
Rear Setback	20 ft. (1)	10 ft	25 ft
Front Setback (2)	0 ft.	10 ft	20 ft
Side Setback (3)	0 / 10 ft.	0 / 10 ft.	0 / 10 ft.
Maximum Building Height	48 ft.	48 ft.	48 ft.

- (1) Maybe located closer if parking is available underground with access to Judson Alley.
- (2) When adjacent to Badger Road, front setback shall be one hundred feet from Highway Center line. When adjacent to the Guide Meridian Highway the front setback shall be one hundred feet from the center of the highway on the east side and one hundred and ten feet from the center of the highway on the west side. Once the required right-of-way for planned improvements has been acquired through dedication, setbacks shall be consistent with the setback requirements listed above.
- (3) Where construction types and the International Building Code allow, the side yard setback in any commercial zone may be zero; provide, however, that the setback between a building and a right-of-way will not be less than ten feet.

## INDUSTRIAL ZONE

### 19.25.060 Required Bulk Regulations, Height Limits and Setbacks

The following bulk, height and setback regulations are established for each industrial zone:

	<b>IBZ</b>	<b>ID</b>
Permitted Lot Coverage	N/A	N/A
Front Setback	20	15
From Centerline of the existing rights-of-way for Badger Road (State Route 546), Main Street, Tromp Road, West Front Street, Birch Bay Lynden Road, Berthusen Road <sup>2</sup>	100 ft.	100 ft.
Rear Setback	Per the IBC/IFC Standards	
Rear Setback if adjacent to residential zone <sup>A</sup>	20 ft.	30 ft.
Side Setback	Per the IBC/IFC Standards	
Side Setback if adjacent to residential zone <sup>A</sup>	20 ft.	30 ft.
Corner lot side yard setback to street line	20 ft.	15 ft.
Height Limit – See Section 19.37 for exemptions to height limit <sup>B</sup>	45 ft.	60 ft.

A. Setback may be reduced through the approval of a conditional use permit

B. Building height may be increased through the approval of a conditional use permit.

---

<sup>2</sup> Once the required right-of-way for planned improvements has been acquired through dedication, setbacks shall be consistent with the setback requirements listed above