Chapter 19.15
RS SINGLE FAMILY BUILDING ZONES

19.15.010 Established
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19.15.030 Accessory Permitted uses
19.15.040 Secondary Permitted uses
19.15.050 Conditional Property uses
19.15.060 Height, Area, Setback and Bulk requirements

19.15.010 Purpose and Zones Established.
A. Three single family zones are established:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Lot Size</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-100</td>
<td>10,000 square feet</td>
<td>4 DU/acre</td>
</tr>
<tr>
<td>RS-84</td>
<td>8,400 square feet</td>
<td>4.5 DU/acre</td>
</tr>
<tr>
<td>RS-72</td>
<td>7,200 square feet</td>
<td>5 DU/acre</td>
</tr>
</tbody>
</table>

Existing lots may be developed with single family homes even though they do not meet the size requirements of single family zones. Future land divisions must meet the area requirements specified in the zone; provided however, that Title 18, Subdivisions, provides for methods of subdivision resulting in lots of different sizes.

The goal of this title is to: protect the character and the social and economic stability of all parts of the community and to encourage the orderly and beneficial development of the community through appropriate growth management techniques; to assure proper urban form and open space separation of urban areas; to protect environmentally critical areas, and allow flexibility in site and design standards while promoting infill projects compatible with existing single-family developments.

B. Use of Low Impact Development Techniques

When an application for single family development seeks to add additional residential density to a parcel or parcels as infill development, the pertinent approving body, the Planning Director, Planning Commission, or City Council, as applicable, is authorized to approve land divisions even though they may not meet the lot size requirements of single-family zones presented in this Title under the following conditions:

A. Site planning incorporates LID components that minimize impervious surfaces and achieves a more restrictive percent maximum coverage than would the larger lot size;
B. Site planning and design documents are completed by a licensed engineer in the State of Washington;
C. The proposed development integrates with the character of the neighborhood;
D. The requested waiver must be specified and justified in writing to the technical review committee and the approving body.
E. Written documentation of the decision on the waiver is recorded by the Director in City records.

19.15.020 Primary Permitted Uses.
A. The primary land uses permitted in the single-family zones are detached, site-built single-family dwellings and new manufactured homes as defined in Section 17.01.030 of the Lynden Municipal Code.
B. Mobile homes as defined in LMC Section 17.01.030 LMC are prohibited.
C. Personal Services are allowed in the Neighborhood Commercial Overlay in the Pepin Creek Subarea only. This is to allow for businesses such as barbershops, beauty salons, day spas, laundry facilities, dry-cleaning, or others that would serve the subarea.
D. Sales of General Consumer Goods are allowed in the Neighborhood Commercial Overlay in the Pepin Creek Subarea only. This is to allow for retail sales of food, household goods, pet supplies, and other goods to residents in the subarea. The sales of goods geared toward a regional customer base, as determined by the Planning Director, are not allowed. Such regional uses include fuel sales, auto sales, large format stores, construction and landscaping materials, farm equipment. Outdoor storage associated with the sales of General Consumer Goods is also not allowed.
E. Restaurants and Cafes are allowed in the Neighborhood Commercial Overlay in the Pepin Creek Subarea only.
F. Professional offices, Banks and Financial institutions in the Neighborhood Commercial Overlay in the Pepin Creek Subarea only.

19.15.030 Accessory Permitted Uses.
Accessory permitted uses in the Single-Family Zones are as follows:
A. Private garages.
B. Carports.
C. Tool shed, satellite dish, outdoor patios and outdoor fireplaces.
D. Private swimming pools, as provided in the International Building Code adopted pursuant to Chapter 15.02 of the Lynden Municipal Code and subject to LMC 19.37.090.
E. Accessory dwelling unit (ADU) per LMC 19.20.

19.15.040 Secondary Permitted Uses.
Secondary permitted uses in the Single-Family Zones are as follows:
A. Hobby shops, relating to the hobbies of the occupants of the home and not operated for production and sales purposes.
B. Greenhouses operated by the occupants, provided the products will not be offered for retail sale on the premises.
D. Gardening and fruit growing not for commercial sale.
E. General farming, which does not include the commercial feeding of livestock, if the zoning lot is five (5) acres or more in size and meets the requirements outlined in Section 19.39 of this code.
F. Family Day Care centers for up to eight individuals, not including the residents of the dwelling unit.
G. Parks and Playgrounds.
H. Adult Family Homes and Residential care facilities, up to six adults, when approved by the Washington State Department of Social and Health Services (DSHS).

19.15.050 Conditional Property Uses.
The following property uses may be permitted in single family zones by conditional use permit when recommended by the Planning Commission and approved by the City Council. The conditional use permit may authorize height variations for public buildings, utility sub-stations, schools and churches.
A. Public buildings and utility sub-stations.
B. Club facilities that are directly related to home development such as community swimming pools, privately owned athletic facilities and other similar improvements directly related to residential areas.
C. Day care facilities for more than eight people with the maximum number of individuals to be determined as part of the conditional use permit process.
D. House of Worship, provided that the lot coverage does not exceed thirty-five percent, the front yard be landscaped and all other parking and landscaping requirements are met.
E. Schools.
F. Bed & Breakfast Establishments and Short Term Rentals. (Refer to Section 19.49.030)
19.15.060 Height, Area, Setback, and Bulk Requirements.

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Lot Size (sq. ft.)</th>
<th>Lot Coverage</th>
<th>Height</th>
<th>Yard Setbacks in Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Side Yard</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Feet</td>
</tr>
<tr>
<td>RS-100</td>
<td>10,000</td>
<td>35%</td>
<td>32</td>
<td>2</td>
</tr>
<tr>
<td>RS-84</td>
<td>8,400</td>
<td>35%</td>
<td>32</td>
<td>2</td>
</tr>
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<td>RS-72</td>
<td>7,200</td>
<td>35%</td>
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