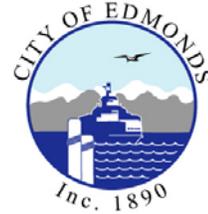


# City of Edmonds Development Information



## Summary of Residential Site Development Standards

### SINGLE FAMILY RESIDENTIAL

Zone	Minimum Lot Area (Sq. Ft.)	Maximum Density	Minimum Lot Width	Minimum Street Setback	Minimum Side Setback	Minimum Rear Setback <sup>1</sup>	Maximum Height <sup>2</sup>	Maximum Lot Coverage	Minimum # Parking Spaces <sup>3</sup>
RS-20	20,000	2.2	100'	25'	35'/10' <sup>3</sup>	25' <sup>1</sup>	25' <sup>2</sup>	35%	2
RS-12	12,000	3.7	80'	25'	10'	25' <sup>1</sup>	25' <sup>2</sup>	35%	2
RSW-12	12,000	3.7	--	15'	10'	35' <sup>1</sup>	25' <sup>2</sup>	35%	2
RS-10	10,000	4.4	75'	25'	10'	20' <sup>1</sup>	25' <sup>2</sup>	35%	2
RS-8	8,000	5.5	70'	25'	7-1/2'	15' <sup>1</sup>	25' <sup>2</sup>	35%	2
RS-6	6,000	7.3	60'	20'	5'	15' <sup>1</sup>	25' <sup>2</sup>	35%	2
RS-MP <sup>5</sup>	12,000 <sup>5</sup>	3.7 <sup>5</sup>	80' <sup>5</sup>	25' <sup>5</sup>	10' <sup>5</sup>	25' <sup>1 5</sup>	25' <sup>2</sup>	35%	2

<sup>1</sup> The rear setback may be reduced to a minimum of 5 feet for detached accessory buildings covering less than 600 square feet of the site. Does not apply to corner lots.

<sup>2</sup> Height of detached accessory buildings shall be limited to 15 feet.

<sup>3</sup> 35 feet total of both sides; 10 feet minimum on either side.

<sup>4</sup> Lots must have frontage on the ordinary high water line and a public street or access easement approved by the Hearing Examiner.

<sup>5</sup> "MP" signifies "Master Plan." The standards in the table (above) show the standards applicable to development without an approved master plan. Properties in this zone may be developed at a higher urban density lot pattern equivalent to RS-8 with an adopted master plan (see ECDC 16.20.045).

#### Site development exceptions: (See 16.20.040 for more complete discussion)

- Average Front Setback. If a block has residential buildings on more than one-half of the lots on the same side of the block, the owner of a lot on that block may use the average of all the setbacks of the existing residential buildings on the same side of the street as the minimum required front setback for the lot. Detached structures such as garages; carports; and uncovered porches, decks, steps and patios less than 30 inches in height, and other uncovered structures less than 30 inches in height shall not be included in the "average front setback" determination. See ECDC 16.20.040.A for additional requirements.
- Eaves and Chimneys. Eaves and chimneys may project into a required setback not more than 30 inches.
- Porches and Decks. Uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided, that they are no more than 30 inches above ground level at any point.
- Corner Lots. Corner lots have no rear setback; all setbacks other than the street setbacks shall be side setbacks.
- Docks, Piers, Floats – see discussion in ECDC 16.20.040.F

## MULTIPLE FAMILY RESIDENTIAL

Zone	Minimum Lot Area Per Dwelling Unit <sup>4</sup> (Sq. Ft.)	Minimum Street Setback <sup>2</sup>	Minimum Side Setback <sup>2</sup>	Minimum Rear Setback <sup>2</sup>	Maximum Height <sup>1,5</sup>	Maximum Lot Coverage	Minimum # Parking Spaces <sup>3</sup>
RM-1.5	1,500	15' <sup>2</sup>	10' <sup>2</sup>	15' <sup>2</sup>	25' <sup>1,5</sup>	45%	Footnote 3
RM-EW	1,500	15' <sup>2</sup>	10' <sup>2</sup>	15' <sup>2</sup>	25' <sup>5,6,7</sup>	45%	Footnote 3
RM-2.4	2,400	15' <sup>2</sup>	10' <sup>2</sup>	15' <sup>2</sup>	25' <sup>1,5</sup>	45%	Footnote 3
RM-3	3,000	15' <sup>2</sup>	15' <sup>2</sup>	15' <sup>2</sup>	25' <sup>1,5</sup>	45%	Footnote 3

<sup>1</sup> Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height limit have a slope of 4" in 12" or greater.

<sup>2</sup> RS-6 setbacks may be used for single-family residences on lots of 10,000 square feet or less in all RM zones.

<sup>3</sup> Multiple Residential Parking Requirements are according to the following table. Parking may not be located in required street setback.

Type of Multiple Dwelling Unit	Required Parking Spaces per Dwelling Unit
Studio	1.2
1 Bedroom	1.5
2 Bedrooms	1.8
3+ Bedrooms	2.0

<sup>4</sup> See definition of townhouse.

<sup>5</sup> Maximum height for accessory structures is 15 feet.

<sup>6</sup> The maximum base height of any building fronting on Edmonds Way may be increased to 30 feet if the following apply to the site and proposed development:

- (a) At least 50% of the parking for the subject building shall be enclosed inside a building or buildings;
- (b) The subject property is at least 5 feet lower at its lowest elevation than any adjacent residentially (R) zoned property measured at its lowest elevation; and
- (c) The proposed development integrates low impact development techniques where reasonably feasible. For the purposes of this section, low impact development techniques shall include, but shall not be limited to, the following: the use of bioswales, green roofs, and grasscrete. "Reasonably feasible" shall be determined based upon the physical characteristics of the property and its suitability for the technique; cost alone shall not make the use of the impact development unreasonable or unfeasible.

<sup>7</sup> In addition to any height bonus under note 6, the building may extend up to an additional 5 ft. if all portions of the roof above the height limit (after adding the height bonus under Note 6) provide a minimum 15% slope or pitch.

### Site development exceptions: (See 16.30.040 for more complete discussion)

- Housing for the Elderly. Housing projects for the elderly are eligible for special parking and density provisions. See ECDC 20.25.
- Satellite television antennas are regulated in ECDC 16.20.050.
- Setback Encroachments.
  - (1) Eaves and chimneys may project into a required setback not more than 30 inches.
  - (2) Except as authorized by subsection (3) below, uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided that they are no more than 30 inches above the ground level at any point.
  - (3) In the RM-Edmonds Way zone, uncovered and unenclosed porches, steps, patios, and decks may occupy up to one-half of the required street setback area along Edmonds Way; provided that these structures or uses are located no more than 20 feet above the ground level at any point.
- Corner Lots. Corner lots shall have no rear setback; all setbacks other than street setbacks shall be side setbacks.
- **Additional Notes:** No parking spaces may be located within the street setback. In addition to the landscaping requirements set forth in ECDC 20.13, any development in the RM - EW zone has additional landscaping requirements – see ECDC 20.30.030.D.

**Note:** This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at [www.edmondswa.gov](http://www.edmondswa.gov). The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.