

14.220.100 Special Design and Bulk and Dimensional Requirements.

Except as specifically modified in this section, the bulk and dimensional requirements of Title [14](#) SMC shall apply to all development within a PRD.

A. Permitted density within a PRD shall be based on the allowed density in the underlying land use [designation area](#) as specified below:

1. 1. [SF Single-family](#): 6 du/gross ac.
2. 2. [MF Multi-family \(LDR\)](#): 12 du/gross ac.

The maximum number of dwelling units permissible within the PRD shall be the maximum number of units permitted by the underlying land use designation [area](#) as indicated above.

B. The minimum lot size within a PRD shall be four thousand (4,000) square feet.

C. The minimum lot width at the road frontage shall be forty (40) feet. To provide flexibility for innovative lot layouts and use of common space, at the City's discretion and on a case-by-case basis the minimum lot width at the road frontage may be reduced to twenty (20) feet, provided that the minimum lot width at the [building front setback](#) line is forty (40) feet.

D. The minimum front yard building setback ~~(for other than garage doors)~~ shall be ten (10) feet. The minimum ~~front or side yard garage door~~ setback [from a garage door](#) shall be twenty (20) feet. The minimum rear yard [building setback](#) shall be twelve (12) feet. Each side yard [building setback](#) shall be a minimum of five (5) feet if adjacent to another lot or to open space. Each side yard [building setback](#) adjacent to a public or private street shall be a minimum of ten (10) feet. ~~Reduced yards and setbacks may be approved at the City's discretion on a case-by-case basis to provide flexibility for innovative housing types and use of common area.~~ No portion of a building or appurtenance shall be constructed so as to project into any commonly-owned open space. ~~No structure or portion thereof shall be closer than ten (10) feet to any structure on an adjacent lot.~~

E. The floor area ratio or gross floor area divided by the area of the lot shall not exceed 0.5.