

14.210.330 Dimensional Requirements.

Table 1. Commercial and Industry Designations

	Commercial CO	Historic District Business HB	Business Park BP	Industry IND	Airport Industry AI	Mixed-Use MU
Minimum lot size, in sq. ft.	5,000	none	20,000	none	25,000	5,000
Lot width, in feet	50	none	none	none	none	50
Permitted maximum density, du/ac	18	18	18	na	1 per 10 acres	18
Front yard setback, in feet						
a. From street	0	0	0 ²	0	35	0
b. From property line	0	0	0 ²	0	0	0
Side yard setback ^{2, 3} , in feet	0	0	0	0	0	0
Side yard abuts residential designation			50			
Rear yard setback, in feet	0	0	0 ²	0	0	0
Rear yard abuts residential designation ²			50			
Rear access from an alley	na	15				
Open space (vegetated) ⁴	15% ⁴		20%	15%	20%	15%
a. Percent landscaped (excl. screening)	5%	0%	5%	5%	5%	5%
Height limitation ⁵ in feet ⁶	35	40	45	40	40	35

1 An alternative maximum density may be permitted by Chapter [14.285](#) SMC.

2 Subject to compliance with landscape screening requirements of Chapter [14.240](#) SMC.

3 Side yards abutting streets shall conform to one-half (1/2) the front yard setbacks.

4 Twenty percent (20%) vegetated open space required for multi-family developments.

5 Measured per SMC [14.210.170](#).

6 Height limitation of fifty-five (55) feet for public schools and other public educational facilities such as aquatic centers, stadiums and gymnasiums.

Table 2. Residential and Other Misc. Designations

	Parks, Open Space & Public	Urban Horticulture	Single-Family Residential	Low Density Residential	Medium Density Residential		High Density Residential
	POP	UH	SF	LDR	MDR	MD MHP	HDR
Minimum lot size, in sq. ft.	none	40 acres	7,200	7,200	6,000	1-acre	5,000
Lot width, in feet	none	none	60	60	50	50	50
Permitted density, du/ac ¹	na	1 per 40 acres	6	12	18	40	24
Front yard setback, in feet			2	2			
a. From arterial	10	20	20	20	20		20
b. From all other streets	⁷	20	20	20	20		20
c. From prop. line (no street)	⁷	40	20	10	10		10
Side yard setback ³ , in feet	⁷	40	5	6	8		10
a. From residential	⁷	40					
Rear yard setback, in feet	⁷	40	20 ⁴	20	15		10
Lot coverage	⁷	20%		80%	80%		80%
Open space	⁷	70%		20%	20%		20%
a. Percent landscaped	⁷	na		5%	5%		5%
Height limitation ⁵ in feet ⁶	35	40	35	35	35		40

1 An alternative maximum density may be permitted by Chapter [14.285](#) SMC.

2 Different front setback regulations apply if a PRD. See Chapter [14.220](#) SMC.

3 Side yards abutting streets shall conform to one-half (1/2) the front yard setbacks.

4 If the property has an alley, vehicle access is required to be from the alley. Garage setback facing the alley SMC [14.210.130](#).

5 Measured per SMC [14.210.170](#).

6 Height limitation of fifty-five (55) feet for public schools and other educational facilities such as aquatic centers, stadiums and gymnasiums.

7 Dimensional requirements determined by the Planning Director as provided by SMC [14.210.235](#).