

4. Single-Family Development

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These standards shall apply to all small-lot residential development where dwelling units are contained in detached structures.

4.1 Site Design

4.1.A. Front Yards and Outdoor Spaces

Provide separation between buildings and the street where the front yard functions as private usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians.

1. Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. If the front door does not face the street, a clearly marked and delineated walkway shall connect the entry to the sidewalk.
3. Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping.



Easily identifiable main entries with direct pedestrian access to the sidewalk.

4.1.B. Floor Area Ratio

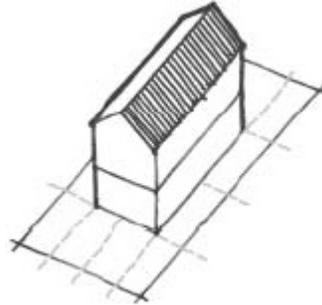
Ensure that single family development with small lot sizes are not overbuilt. Applicable to Planned Residential Developments (PRDs).

1. For PRDs with detached houses on individual lots, no structure shall exceed the Floor Area Ratio (FAR) of the Snohomish Municipal Code. FAR is calculated by dividing the total number of square feet within a building by the lot area.
2. Porches and decks that are not fully enclosed and daylight basements constructed at least 50% below grade are exempt from the FAR calculation.

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The size of the home is limited by the size of the lot.



4.1.C. Garages

Ensure that garages do not dominate street-facing façades or overshadow pedestrian entryways.

1. When garage doors face the street, they shall be set back at least 20 feet from the property line or sidewalk.
2. The outer wall of the above-grade living area shall extend at least five feet closer to the front property line than the face of the garage doors.
3. Where alleys exist, access to garages shall be from the alley.
4. Detached garages shall be consistent with the character of the primary home, but subordinate in terms of mass, size, height, and level of detail. Building materials shall be consistent with those of the main structure.



Front-facing garage is set back significantly from the outer wall of the living area.