

#### **14.220.020 Applicability.**

- A. This chapter shall apply to single-family detached and attached residential developments which are proposed on property on Single-Family (SF) and ~~Multi-Family (MF-12)~~ Low Density Residential (LDR) land use designation areas that are subject to critical areas whose presence will result in a reduction in the developable density by normal subdivision action by at least one dwelling unit within the proposed development project boundary. This chapter may be applied to existing subdivisions on which no development has yet occurred. This chapter shall not be applied to single-family residential lots incapable of further subdivision due to lot size or as a means to avoid other procedures more appropriately reviewed as applications for variances. Planned residential developments may consist of individual lots or may have common building sites.
- B. The planned residential development process (PRD) shall be available as a mutually exclusive alternative to traditional development under subdivision standards provided in this title under Chapter [14.215](#) SMC.
- C. Approval of a PRD shall be subject to the process for a preliminary plat in accordance with Chapter [14.215](#) SMC.
- D. The application shall include information as to the design of the residential units to be included within the PRD. The level of detail required for approval shall not extend to specific floor plans but shall depict the conceptual building elevations, general size of units, their general appearance and their relationship to one another in sufficient detail to guide future building permit review and approval by City staff. It is expected that any PRD development of six or more residential units will include sufficient design elements to promote architectural variety within the development.

#### **14.220.030 Permitted Uses.**

The only uses permitted within a PRD on property designated Single-Family (SF) and/or ~~Multi-Family (MF-12)~~ Low Density Residential (LDR) are single-family detached and attached housing. Up to three ~~(3)~~ units may be attached as common wall construction.

#### **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. ~~SF~~ Single-family (SFR): 6 du/gross ac.
  - 2. ~~MF~~ Low Density Residential (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 m~~Minimum setbacks:
1. ~~front~~Front yard building setback shall be:
    - a. Ten feet for ~~{~~other than garage doors; or
    - b. The minimum front or side yard garage door setback shall be twenty (20) feet for ~~garage doors.~~
  2. ~~The minimum r~~Rear yard setback shall be ~~twelve (12)~~ feet.
  3. Each side ~~yard~~ setback shall be: ~~a minimum of five (~~
    - a. Five ~~5)~~ feet if adjacent to another lot or open space; or
    - b. Ten (10) feet if adjacent to a public or private street.
- ~~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.~~
4. 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.