

Table 18.12.020-1 Flexlot Subdivision Dimensional Standards for Residential Zone Districts

[Numbers in brackets indicate additional requirements listed at the end of the table.]

ZONING DISTRICT DIMENSIONAL STANDARD	R-0.4	R-1	R-2	R-2.9	R-3.5	R-4.3	R-5	R-6	R-8	R-14
<b>MINIMUM LOT AREA</b>										
Note: Additional regulations on lot dimensions may apply pursuant to:										
(a) BIMC <a href="#">17.12.030.A</a> , flexible lot subdivision open space development option; or										
(b) BIMC <a href="#">17.12.030.B</a> , flexible lot subdivision cluster development option. <b>Cluster option not available for properties in the R-2.9, R-3.5, R-4.3, R-5, R-6, R-8, and R-14 zoning districts.</b>										
<b>Open Space Short and Long Subdivision</b>	<p>If the parcel is served by a public sewer system or the septic drainfield is located outside of the lot: 5,000 sq. ft. located outside of critical areas and their buffers (see BIMC Title <a href="#">16</a>) in every zone district except R-14. Parcels containing liquefaction hazard critical areas are exempt from the 5,000 sq. ft. requirement.</p> <p>If the septic drainfield is located within the lot: 12,500 sq. ft., of which 5,000 sq. ft. must be located outside of critical areas and their buffers. Parcels containing liquefaction hazard critical areas are exempt from the 5,000 sq. ft. requirement. The health district may require a larger lot size.</p> <p>In the R-14 district, the minimum lot area is 3,100 sq. ft.</p> <p>For all zone districts, the minimum lot size can be reduced below 5,000 sq. ft. as an incentive for providing additional open space pursuant to BIMC <a href="#">17.12.030.A.5</a>.</p>									
<b>Short and Long Cluster Subdivision</b>	Lot size flexible as long as minimum homesite area met per BIMC <a href="#">17.12.030.B</a> .									
	Homesite max. 10,000 sq. ft.	<u>Homesite max.</u> 7,500 sq. ft.	<u>NA Homesite max. 7,600 sq. ft.</u>				<u>NA Homesite max. 5,000 sq. ft.</u>			
<b>Large Lot Subdivision</b>	5 ac or 1/128th of a section, whichever is smaller									

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<b>MAXIMUM DENSITY (Minimum lot area per dwelling unit)</b>										
Note: Subdivisions containing irregularly shaped lots and lots containing critical areas may not be permitted to achieve maximum density. Additional regulations on density may apply pursuant to:  (a) BIMC <a href="#">16.20.160.F.5.a</a> , Additional Development Standards for Regulated Uses, Land Divisions and Land Use Permits, Density Calculation										
<b>Short, Long, and Large Lot Subdivisions</b>	The maximum number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public rights-of-way or areas to be encumbered by private road easements) by the minimum lot area for standard lots in the zone district.									
Base Density	100,000 sq. ft.	40,000 sq. ft.	20,000 sq. ft. [1]	15,000 sq. ft. [2]	12,500 sq. ft. [2]	10,000 sq. ft. [2]	8,500 sq. ft.	7,260 sq. ft.	5,400 sq. ft.	3,100 sq. ft.
Bonus Density pursuant to BIMC <a href="#">18.12.030.A</a>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,630 sq. ft.	2,074 sq. ft.
<b>MINIMUM LOT DIMENSIONS</b>										
Note: Additional regulations on lot dimensions may apply pursuant to:  (a) BIMC <a href="#">17.12.030.A</a> , flexible lot subdivision open space development option, or										

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<b>DIMENSIONAL STANDARD</b>										
(b) BIMC <a href="#">17.12.030.B</a> , flexible lot subdivision cluster development option. <b>Cluster option not available for properties in the R-2.9, R-3.5, R-4.3, R-5, R-6, R-8, and R-14 zoning districts.</b>										
Short, Long, and Large Lot Subdivisions	Minimum lot width shall be 50 ft. unless the shoreline master program requires a larger width. Insofar as practical, side lot lines shall be at right angles to street lines or radial to curved street lines. The size, shape, and orientation of lots shall be appropriate for the type of development and use contemplated. Corner lots may be required to be platted with additional width to allow for the additional side yard requirements. When consistent with neighborhood character, subdivision lots situated along public streets should be configured to allow future houses to face the street, but this requirement does not apply to short plats or large lots.									
<b>MAXIMUM LOT COVERAGE [3]</b>										
Short and Long Subdivision	Same as applied to the entire property that is the subject of the subdivision application, a portion of which shall be assigned to each lot at the time of preliminary plat approval.									
Large Lot Subdivision	10%	15%	20%	25%	25%	25%	25%	N/A	25%	40%
<b>MINIMUM SETBACKS</b>										
Note: Landscaped areas may serve as setbacks (i.e., setbacks are not in addition to landscaped areas), and some encroachments into setback areas are permitted pursuant to BIMC <a href="#">18.12.040</a> .										
Note: Additional setbacks may be required by:										
(a) Chapter <a href="#">16.08</a> or <a href="#">16.12</a> BIMC, or										
(b) Chapter <a href="#">16.20</a> BIMC, Critical Areas, or										

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<b>DIMENSIONAL STANDARD</b>										
(c) BIMC <a href="#">16.28.040</a> , mining regulations, or (d) BIMC <a href="#">18.09.030</a> , Use-specific standards, or (e) BIMC <a href="#">18.12.030.F</a> , Shoreline Structure Setbacks, or (f) BIMC <a href="#">18.15.010</a> , landscaping and screening.										
<b>Short, Long, and Large Lot Subdivisions [4]</b>										
Bldg. to bldg.	0 ft. <del>10 ft.</del> , or minimum required by the fire code, whichever is greater									
Building to exterior plat boundary line	25 ft.	15 ft.								
Building to SR 305 right-of-way	75 ft.									
Building to other arterial and collector rights-of-way	50 ft.					40 ft.				
Building to other streets	15 ft.									
Building to trail, open space or access easement (except for open space areas that are also roadside or landscape buffers)	10 ft.									

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<b>DIMENSIONAL STANDARD</b>										
Cluster Subdivisions: Homesite clustering	All homesites in a cluster grouping shall adjoin or be located a maximum of 25 feet apart from another homesite.		<u>NA</u>							
Shoreline Jurisdiction	See Table 16.12.030-2, Dimensional Standards Table, and BIMC <a href="#">18.12.030.F</a> , Shoreline Structure Setbacks. For properties abutting the shoreline, the native vegetation zone required by BIMC <a href="#">16.12.030</a> and Table 16.12.030-3 replaces the zoning setbacks along the water.									
<b>MAXIMUM BUILDING HEIGHT</b>										
Note: Bonus may not be available in the shoreline jurisdiction										
<b>Short, Long, and Large Lot Subdivisions</b>	Height requirements for standard lots apply (see end of table)									

[1] The base density for that parcel in the Lynwood Center special planning area designated as R-2 is one unit per 20,000 sq. ft., but may be increased up to 3 units per acre; provided, that a public access easement is granted for that portion of the parcel that lies to the south of Point White Drive along the waters of Rich Passage. The base density of some parcels in the Fort Ward historic overlay district may be increased as shown in BIMC [18.24.070](#).

[2] Pursuant to Chapters [18.18](#) and [18.27](#) BIMC the minimum lot area for a dwelling unit shall be 5,400 square feet for that area designated on the official land use map as the urban single-family overlay district (R-8SF). All other requirements of this chapter shall apply.

[3] Educational, governmental, cultural, religious, and health care, within residential zone districts must be processed as major conditional use permits pursuant to BIMC [2.16.110.E](#).

[4] For flexlot subdivisions and short plats, setbacks from rights-of-way may be reduced to maintain neighborhood character by establishing building setbacks equal to or greater than the existing building setbacks on the adjacent properties. Where there are no developed properties adjacent to the property being subdivided, the setbacks in Table 18.12.020-1 shall apply.