

14.48.100 Rural Subdivisions.*Repealed by Ord. 1080. (Ord. 468, 1995)***Table 14.48-I: Residential Density and Dimensional Standards¹**

| Zoning District | Lot Size | | Lot Width | Front Setback² | Side Setback | Rear Setback | Maximum Impervious Area⁶ | Maximum Height |
|------------------------|-----------------|-------------|------------------------------------|--|--|----------------------|--|-----------------------|
| R4 | 8,000 sq ft | | 60 feet internal 65 feet corner | 25 feet | 15 total (no less than 5 feet one side) | 20 feet | 50% | 35 feet |
| WR | 9,600 sq ft | | variable - not less than 50 feet | 25 feet | 15 total (no less than 5 feet one side) | 20 feet ⁷ | 40% ⁵ | 35 feet |
| R6 | 6,000 sq ft | | 50 feet internal 55 feet corner | 20 feet | 10 total (no less than 5 feet one side) | 15 feet | 55% | 35 feet |
| R8-12 ³ | Detached | 4,000 sq ft | 45 feet internal 50 feet corner | 15 feet (25 feet max.) ⁸ | 10 total (no less than 5 feet one side) | 10 feet | 65% | 35 feet |
| | Attached | 2,800 sq ft | 16 feet internal 26 feet corner | 15 feet (25 feet max.) ⁸ | 10 feet between other districts or buildings on site | 10 feet | 75% | 45 feet |
| MFR | None | | 20 feet ⁴ | Variable | 10 feet between | 10 feet between | 80% | 55 feet |

| | | | | | | | |
|--|--|--|--|--|--------------------|--|--|
| | | | | other districts or buildings on site | other districts | | |
|--|--|--|--|--|--------------------|--|--|

Notes:

1. Unless otherwise stated, the dimensional standards refer to minimum requirements.
2. The minimum required setback for garages is 20 feet from the front lot line to ensure sufficient space for cars to park in driveways without blocking sidewalks.
3. The R8-12 zoning district applies two sets of development standards depending if the project is a detached single-family or attached townhouse development. Developments may apply a mix of standards if both types of housing are represented in the project up to the maximum adjusted gross density.
4. Twenty-foot minimum street frontage.
5. Per Lake Stevens Shoreline Master Program.
6. The allowance for impervious surfaces shall only apply to parcels with adequate stormwater facilities developed following the 2012 Washington State Department of Ecology Storm Water Management Manual for Western Washington, as amended in 2014, as now or hereafter revised; otherwise the lot coverage remains 40 percent for single-family zones (R4, R6 and WR) and 65 percent for the R8-12 zoning district on existing developed parcels.
7. The Lake Stevens Shoreline Master Program requires a 50-foot buffer from the lake and 10-foot setback. On Waterfront Residential parcels separated from the lake by roads the rear (upland) setback is 20 feet; otherwise, rear setbacks from the water will be per the Lake Stevens Shoreline Master Program.
8. The maximum driveway length is mandatory for standard platted lots. Exceptions to this standard may be considered on a case basis for infill lots and lots with unique site conditions including but not limited to critical areas, topography and location of easements and utility corridors.

Table 14.48-II: Nonresidential Density and Dimensional Standards¹

| Zoning District | Minimum Street Frontage⁸ | Front Setback | Side Setback^{2,3} | Rear Setback³ | Min. Landscape Buffer (ft)³ | Height^{4,5} |
|------------------------|--|--------------------------|---------------------------------------|-------------------------------------|---|-----------------------------|
| | | | | | | |

| Commercial Zones⁶ | | | | | | |
|--|----|----|----|----|---|----|
| Business District | 20 | 5 | 10 | 10 | 5 | 55 |
| Central Business District | 20 | 5 | 10 | 10 | 5 | 55 |
| Commercial District | 20 | 5 | 10 | 10 | 5 | 55 |
| Local Business | 20 | 5 | 10 | 10 | 5 | 45 |
| Planned Business District ⁷ | 20 | 10 | 10 | 10 | 5 | 45 |
| Public/Semi-Public | 20 | 5 | 10 | 10 | 5 | 55 |
| Industrial Zones⁶ | | | | | | |
| Light Industrial | 20 | 20 | 10 | 10 | 5 | 45 |
| General Industrial | 20 | 20 | 10 | 10 | 5 | 55 |
| Mixed Use Zones | | | | | | |
| Mixed Use | 20 | 10 | 10 | 10 | 5 | 55 |
| Mixed Use Neighborhood | 20 | 10 | 10 | 10 | 5 | 45 |

Notes:

1. Districts that allow commercial uses shall maintain a 10-foot, Type B screen when adjacent to residential zones, per Section 14.76.040(a).
2. Attached housing units or attached commercial structures built on separate lots can be built to the common property line. The outside setback for attached structures abutting a right-of-way, separate detached structures, or a different zone shall be 10 feet.
3. Landscape buffers will be comprised of a Type C screen per Section 14.76.040 next to side and rear property lines; however, the City may waive the landscape buffer when adjacent properties share parking, access, or other common features that make intensive landscaping impractical. In addition, perimeter landscape buffer next to property lines of adjacent high-density single-family lots is not required; however, screening different developments from neighboring properties will provide separation, vegetation and define each development.
4. Structures 35 feet or taller next to single-family districts must be stepped back five feet for every floor over 35 feet.

5. The minimum first floor height in Commercial and Mixed Use zoning districts is 15 feet; however, residential structures in Mixed Use districts, without an attached retail/service component, not facing a public right-of-way may be reduced to industry standard.
6. The City will consider an increase in maximum height up to 80 feet with a conditional use permit per Section 14.16C.045.
7. Development standards are found in Section 14.44.090, Planned Business District.
8. Minimum street frontage refers to having either a direct physical connection to a street or right-of-way; or access is provided through an easement.

(Ord. 1080, Sec. 8, 2020; Ord. 1069 § 7, 2020; Ord. 903, Sec. 38, 2013; Ord. 855, Sec. 22, 2011; Ord. 811, Sec. 55, 2010; Ord. 796, Sec. 9 (Exh. 1), 2009; Ord. 773, Sec. 3, 2008; Ord. 744, Sec. 3, 2007; Ord. 676, Sec. 47, 2003; Ord. 468, 1995)