18.09.040 Table 2—Density and dimensions—Single-family residential zones[1].

~~Density and Dimensions for Single-family Residential Zones[1]~~

	R-5	R-6	R-7.5	R-10	R-12	R-15	R-20
A. Standard New Lots							
Maximum density (dwelling units/gross acre)	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Average lot area (square feet)[5]	5,000	6,000	7,500	10,000	12,000	15,000	20,000
Minimum lot size (square feet)	4,000	4,800	6,000	8,000	9,600	12,000	16,000
Maximum lot size (square feet)[4]	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet)	50	60	70	80	90	100	100
Minimum lot depth (feet)	80	90	90	100	100	100	100
~~Maximum building lot coverage~~	~~45%~~	~~40%~~	~~40%~~	~~35%~~	~~30%~~	~~30%~~	~~30%~~
Maximum building height (feet)[3]	35	35	35	35	35	35	35
B. Density Transfer Lots[1]							
Maximum density (dwelling units/gross acre	8.7	7.2	5.8	4.3	3.6	2.9	2.1
Minimum lot size (square feet)	3,500	4,200	5,250	7,000	8,400	10,500	14,000
Maximum lot size (square feet)[4]	6,000	7,200	9,000	12,000	14,400	18,000	24,000
Minimum lot width (feet)[1]	40	50	60	60	70	80	90
Minimum lot depth (feet)[1]	80	80	80	90	90	100	100
~~Maximum building lot coverage~~	~~45%~~	~~40%~~	~~40%~~	~~40%~~	~~35%~~	~~35%~~	~~30%~~
Maximum building height (feet)[3]	35	35	35	35	35	35	35

The following standards of (C) and (D) are not zone specific.							
C. Setbacks based on average lot sizes (not zone specific) [2]	**Up to 4,999 sq. ft.**	**5,000 to 7,499 sq. ft.**	**7,500 to 9,999 sq. ft.**	**10,000 to 11,999 sq. ft.**	**12,000 to 14,999 sq. ft.**	**15,000 to 19,999 sq. ft.**	**20,000 or more sq. ft.**
Minimum front yard (feet)	15	20	20	20	25	30	30
Minimum side yard and corner lot rear yard (feet)	5	5	5	5	10	15	15
Minimum side yard flanking a street (feet)	15	20	20	20	25	30	30
Minimum rear yard (feet)	20	25	25	25	30	35	35
Minimum lot frontage on a cul-de-sac or curve (feet)	25	30	30	30	35	40	40
D. Maximum building lot coverage based on lot sizes.	45%	40%	40%	40%	40%	40%	40%

Notes:

1. For additional density provisions, see CMC Sections 18.09.060 through 18.09.180.

2. Setbacks may be reduced to be consistent with average lot sizes of the development in which it is located. Notwithstanding the setbacks requirements of this chapter, setbacks and/or building envelopes clearly established on an approved plat or development shall be applicable.

3. Maximum building height: three stories and a basement, not to exceed height listed.

4. For parcels with an existing dwelling, a ~~one time~~one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone.

5. Average lot area is based on the square footage of all lots within the development or plat. The average lot size may vary from the stated standard by no more than five hundred square feet.