

### 17.22.030 Single-family residential standards.

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Single-family dwellings shall be constructed consistent with the following standards:

- A. Only one dwelling unit allowed per legal parcel, unless otherwise noted.
- B. New manufactured housing conforming to the standards of [42 U.S.C. Sections 5401 through 5403](#), as amended, shall be permitted in all zones where single-family residences are permitted; provided, that:
  1. Homes shall be set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load bearing or decorative;
  2. The new manufactured home shall comply with all local design standards applicable to all other homes in the neighborhood;
  3. The new manufactured home shall be thermally equivalent to the state energy code; and
  4. The new manufactured home meets all other requirements for a manufactured home as defined in RCW [35.63.160](#).

C. ~~Zero lot line Townhouse~~ development for single-family dwellings may be permitted in the RSF-5, RMF and RMD zones. ~~zones in order to: promote efficient land use, permit a more energy efficient arrangement of structures, protect environmentally sensitive areas, promote low impact development, provide a variety of housing options, or provide more usable private or community open space. All zero lot line Townhouse~~ developments shall comply with the standards of ~~Table 17.22.080, the~~ provisions of this title and the following requirements; provided, that where the standards included in this title conflict with the standards established in other sections of this title, the standards in this title shall apply:

1. ~~Each townhouse shall be located on its own legal lot of record.~~
2. ~~Zero lot line setbacks shall be allowed between units.~~
3. ~~Side yard setbacks on the end unit of each group of townhouses shall be increased to 10 feet~~
4. ~~No more than eight townhouses shall be consecutively attached.~~
5. ~~Accessory buildings and structures shall observe the setback requirements for the main dwelling unit.~~
6. ~~Townhouses with street-facing garages may have one driveway access located between the street and the primary building entrance for every two dwelling units. Driveway access shall not exceed 16 feet in width where it crosses the sidewalk and intersects the street.~~
7. ~~Building facade modulation or appropriate architectural treatment shall occur at least every 30 feet along the length of facades facing adjacent properties or a public street. Minimum modulation depth shall be two feet. The use of covered front porches, end wall windows, building offsets/modulation, dormers and other design techniques shall be included in the design.~~
8. ~~A maintenance, eave overhang and drainage easement at least five feet wide shall be provided on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion~~

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Commented [MM1]: Update this section to reflect more current development types and reworded so it was easier to understand the code. Also, deleted sections that were redundant with other parts of the code.

shall not exceed eighteen inches. Water runoff from the dwelling placed on the lot is limited to the easement area.

1. Dwelling Unit Setbacks.

a. Interior Side Setback Standard. The dwelling unit may be placed on one interior side property line (a zero setback). The setback standard from the other side property line shall be ten feet. No structures except for patios, pools, fences, walls and other similar elements are permitted within the required setback area.

2. Attached Units. Units using common wall construction may be allowed, provided the setback for the property lines opposite the common wall shall be ten feet for both lots.

3. Accessory Building Setback. Accessory buildings and structures shall observe the setback requirements for the main dwelling unit.

4. Platting Requirements. Each dwelling shall be located on its own individual platted lot. The plat shall show the zero lot lines and the related easements.

5. Openings Prohibited on the Zero Lot Line Side. In order to maintain privacy, there shall be no windows, doors, air conditioning units or any other type of openings in the wall along the zero lot line, except when such a wall abuts permanent open spaces or a public or private right-of-way.

6. Maintenance and Drainage Easements. A perpetual maintenance, eave overhang and drainage easement at least five feet wide shall be provided, if necessary, on the lot adjacent to the zero lot line property line, which, with the exception of walls and/or fences, shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title on the property. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion shall not exceed eighteen inches. Water runoff from the dwelling placed on the lot is limited to the easement area. (Ord. 3889 § 3 (Exh. A), 2017)

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