

SUMMARY OF ZONING REQUIREMENTS
R-1W ZONE (West Shore Road)

19.24.060 Summary of Development Standards. The following standards shall apply to development in the R-1W zone. For all regulations concerning the determination and measurement of slope, height, setbacks, floor area ratio and other development standards, see Title 19.

Minimum lot size	7,500 sq. ft.
Minimum lot width	65 ft. average
Minimum lot frontage	65 ft.

Front yard setback:

Bldg. <u>less than 15 ft. high</u> , within first 40 ft. of front property line	5 ft.
Bldg. <u>less than 25 ft. high</u> , within first 40 ft. of front property line	10 ft.
Bldg. <u>over 25 ft. high</u> , within first 40 ft. of front property line	15 ft.

Side yard setback: 5 ft. for first story; 10 ft. for second story.

Rear yard setback:

Abutting another lot	20 ft.
Abutting a street	15 ft.
Abutting water, an alley or private way	10 ft.

Setbacks for conditional uses: 10 ft., or minimum for that yard, whichever is greater.

Maximum lot coverage

- 40% for structures greater than 15 ft. in height.
- 50% for structures up to 15 ft. in height.
- 50% total including uncovered, outdoor decks.

Maximum floor area:

For lots with area less than or equal to 10,600 sq. feet:	Ratio of .40 to lot area.
For lots with areas greater than 10,600 sq. feet:	4,240 sq. ft.

Maximum height: 22 ft.

Up to 26 ft. may be allowed; one foot of average side yard setback must be added to the minimum for each one foot of additional height.

Note: Maximum heights are only permitted if there is no significant view blockage.

Off-street Parking - 2 off-street spaces for each single family dwelling; 1 additional space minimum for a second unit.