

CHAPTER 21.12 DEVELOPMENT STANDARDS -  
DENSITY AND DIMENSIONS

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**21.12.010 Purpose.** The purpose of this chapter is to establish requirements for development relative to residential density and basic dimensional standards, as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, provide solar access, and maintain privacy between adjacent uses.

- 21.12.020 Interpretation of tables.**
- (1) WMC 21.12.030 and 21.12.040 contain general density and dimension standards for the various zones and limitations specific to a particular zone(s). Additional rules and exceptions, and methodology are set forth in WMC 21.12.050 through 21.12.210, and WMC 21.38.010 through 21.38.080.
  - (2) The density and dimension tables are arranged in a matrix format on two (2) separate tables and are delineated into two general land use categories:
    - (a) Residential, and
    - (b) Resource and Commercial/Industrial.
  - (3) Development standards are listed down the left side of both tables, and the zones are listed across the top. Each cell contains the minimum or maximum

requirement of the zone. Numbers in parentheses identify specific requirements found in the Development Conditions that follow the matrix. A blank box indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable development condition as noted.

- (4) Property-specific development standards may be applied to specific properties or areas containing several properties through a development agreement consistent with RCW 36.70B. 170-210, and approved by the City Council.

**21.12.030 A. Densities and Dimensions - Residential Zones**

STANDARDS	RESIDENTIAL							
	URBAN RESIDENTIAL							
	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre	1 du/ac	4 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre	2 du/ac (4)	5 du/ac (1)	7 du/ac (1)	12 du/ac (6)	18 du/ac (6)	27 du/ac (6)	36 du/ac (6)	72 du/ac (6)
Minimum Density: % of Base Density (2)		75%	75%	85%	80%	75%	70%	65%
Minimum Lot Width: (3)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8) (17)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3)	10 ft (7)	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10) (17)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height	35 ft	35 ft	35 ft	35 ft	35 ft (17)	45 ft	45 ft	45 ft (18)
Maximum Building Coverage: Percentage (5) (16)	15% (11) (14)	35%	50%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (5) (16) (19)	20% (15)	45%	70%	75%	85% (17)	85%	85%	90% (18)

**21.12.030 B. Development Conditions.**

- (1) Maximum density may only be achieved through transfer of density credits (WMC 21.36).
- (2) Also see WMC 21.12.060.
- (3) These standards may be modified under the provisions for zero-lot-line and townhome developments.
- (4) Only as a duplex.
- (5) Applies to each individual lot. Building coverage and impervious surface area standards for:
  - (a) Regional uses shall be established at the time of permit review, or
  - (b) Nonresidential uses in residential zones shall comply with WMC 21.12.210.

- (6) Maximum density may be achieved only through the application of residential density incentives or transfers of density credits.
- (7) The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.
- (8) At least twenty linear feet of driveway shall be provided between any garage, carport, or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line or pedestrian walkway, sidewalk, or easement access road(s), whichever is closest to the garage, carport or fenced parking area.
- (9) (Reserved).
- (10) For townhomes or apartment development, the setback shall be the greater of:
  - (a) Twenty (20) feet along any property line abutting R-4 through R-8 zones, or
  - (b) The average setback of the R-4 through R-8 zoned single-family detached dwelling units from the common property line separating said dwelling units from the adjacent townhome or apartment development, provided the required setback applied to said development shall not exceed sixty (60) feet. The setback shall be measured from said property line to the closest point of each single-family detached dwelling unit, excluding projections allowed per WMC 21.12.160 and accessory structures existing at the time the townhome or apartment development receives Conditional Use Permit approval by the City.
  - (c) See also landscaping requirements under WMC 21.16.060(2).
- (11) On any lot over one (1) acre in area, an additional five (5) percent may be used for buildings related to agricultural or forestry practices.
- (12) (Reserved).
- (13) (Reserved).
- (14) Maximum Building Coverage Percentage

Lot Size	Max. Percentage Allowed
<15,000 SF	35% (Permitted for R-4 zone)
15,000 to 25,000 SF	28%
25,000 to 35,000 SF	22%
Over 35,000 SF	15%

(15) Maximum Impervious Surface Percentage

Lot Size	Max. Percentage Allowed
<15,000 SF	45% (Permitted in R-4 zone)
15,000 to 25,000 SF	37%
25,000 to 35,000 SF	28%
Over 35,000 SF	20%

- (16) New Mobile home parks are exempt from this requirement.
- (17) If located in the Tourist District, see WMC 21.38.065.
- (18) If located in the R48/O, see WMC 21.38.030(5).
- (19) A maximum impervious credit of up to 50% for the use of pervious concrete materials as a recognized engineered all weather surface used for walkways, patios, off street parking lots, private easement access roads and similar hard surface areas.

**21.12.040 A. Densities and Dimensions – Public and Commercial/Industrial Zones**

STANDARDS	Z O N E S	PUBLIC		COMMERCIAL/INDUSTRIAL				
		PUBLIC/ INSTITUTIONAL	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL
		P/I	NB	TB	GB	CBD	O	I
Base Density: Dwelling Unit/Acre				12 du/ac		36 du/ac	36 du/ac	
Maximum Density: Dwelling Unit/Acre						48 du/ac (1)(3)	48 du/ac (3)	
Minimum Street Setback (17)		10 ft	10 ft (5) 20 ft. (11)	10 ft (2)(5)(14)	10 ft (5) 25 ft (15)	10 ft (10)(5)	10 ft	25 ft 10 ft (9)(14) (15)
Minimum Interior Setback (13)		20 ft (7)(16)	10 ft.	20 ft (7)(14)	25 ft (7)(15)	20 ft (7)	20 ft (7)	20 ft (7)(14) (15) 50 ft (8)(14)
Base Height (10)		45 ft (4)	35 ft.	35 ft (14) (20)	35 ft (18)	35 ft (6) (12)	45 ft (4)	45 ft (14)
Maximum Building Coverage: Percentage								
Maximum Floor/Lot Ratio: Square Feet		4/1	1/1	1/1	2/1 (19)	2.5/1	4/1	3/1
Maximum Impervious Surface: Percentage		85%	75%	85% (14)	85%	90%	75%	90% (14)
Maximum Building Sq. Footage			10,000		(21)	(21)		

**21.12.040 B. Development Conditions.**

- 1) A transit-oriented housing development, as defined in WMC 21.06.662, and meeting the criteria contained in WMC 21.38.090(2) may use alternative development standards in WMC 21.38.090(3) as a method of calculating allowable dwelling units.
- (2) Ten (10) foot setback may not be required on those sites abutting a designated pedestrian-oriented street pursuant to City of Woodinville Design Guidelines and Standards, or as may hereafter be amended.
- (3) Unless subject to WMC 21.12.040B(1), these densities may only be achieved through the application of residential density incentives or transfer of density credits, see WMC 21.34 and 21.36.

- (4) Height is limited to thirty-five (35) feet when development abuts a low or moderate residentially zoned property.
- (5) Gas station pump islands shall be placed no closer than twenty-five (25) feet to street front lines.
- (6) Mixed use developments that include a minimum of 25% of the total area as office space may increase height limits to a maximum of forty-five (45) feet.
- (7) Twenty (20) foot setback only required along property lines adjoining residential zones, otherwise no specific interior setback requirement.
- (8) Fifty (50) foot setback only required along property lines adjoining residential zones for industrial uses established by conditional use permits, otherwise no specific interior setback requirement.
- (9) Ten (10) foot setback permitted only on those sites not abutting a designated arterial street.
- (10) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one (1) additional foot of street and interior setback beyond the required setback for each foot above the base height limit, provided the maximum height may not exceed forty-five (45) feet.
- (11) Twenty (20) foot setback required only along property lines adjoining the Woodinville-Duvall Road right-of-way.
- (12) Developments that provide structured parking for all required on-site parking, may exceed the height limit by one (1) story for every level of parking provided, to a maximum of forty-five (45) feet.
- (13) See WMC 21.16.060, Landscaping - interior lot lines.
- (14) If located in the Tourist District, see WMC 21.38.065.
- (15) Twenty-five (25)-foot setback only required along property lines adjoining the SR 202, and Woodinville-Snohomish Road rights-of-way. See WMC 21.16.080(2) for landscaping requirements.
- (16) Fifty (50)-foot setback required along property lines abutting agriculturally zoned parcels.
- (17) Does not apply to signage. For applicable sign setbacks, see WMC 21.20.
- (18) Height limit may be increased to a maximum of 45 feet when a multi-story building is designed and used entirely for either office or mixed office and retail uses.
- (19) Maximum floor/lot area ratio percentage may be increased to 4/1 when a multi-story building is designed and used entirely for office or mixed office and retail uses.
- (20) Height may be increased to 49 feet when authorized by a development agreement.
- (21) In the Design Districts pursuant to WMC 21.14.312 and in the CBD zoned area west of the Sammamish River hereby designated as the Old Town District, no retail establishment, in a single building, shall exceed the gross square footage (GSF) in the aggregate as follows:

- (a) Little Bear Creek Corridor Design District retail GSF limit: 80,000 square feet
- (b) Civic/Gateway Design District retail GSF limit: 25,000 square feet
- (c) Pedestrian Core Design District retail GSF limit: 30,000 square feet
- (d) East Frame Design District retail GSF limit: 45,000 square feet
- (e) Transition Area Design District retail GSF limit: 75,000 square feet
- (f) Old Town District retail GSF limit: 35,000 square feet

"Gross square footage" ("GSF") is measured according to subsection 21.06.297 of this title. "Retail establishment" means a business engaged in the selling of goods or merchandise from a fixed location for direct purchase by the consumer, including services incidental to the sale of such goods. The GSF of abutting retail establishments shall be aggregated in cases where the establishments: (1) are engaged in the selling of similar or related goods, wares, or merchandise and operate under common ownership or management; or (2) share checkout stands, a warehouse, or a distribution facility; or (3) otherwise operate as associated, integrated or co-operative business enterprises.

**21.12.050 Measurement methods.** The following provisions shall be used to determine compliance with this title:

- (1) Street setbacks shall be measured as follows:
  - (a) Where existing or planned street and sidewalk improvements are both located on a public right-of-way, the street setback shall extend perpendicularly from the lot line,
  - (b) Where existing or planned street improvements are located on a public right-of-way and the City has obtained a public access easement for placement of existing or planned sidewalk improvements, the street setback shall extend perpendicularly from the lot line and may overlap the public easement,
  - (c) Where the existing street improvements are on private property and consist of a separate tract, the street setback shall extend perpendicularly from the lot line, and
  - (d) Where the existing street improvements are located over a private access easement, the street setback shall extend perpendicularly from the edge of the easement closest to the structure.
- (2) Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot, provided that an access easement shall not be included within the circle,
- (3) Building height shall be measured from the average finished grade measured six feet away from the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof. The average finished grade shall be determined by first delineating the smallest square or rectangle which can enclose the building

and then averaging the elevations taken at the midpoint of each side of the square or rectangle, provided that the measured elevations do not include berms,

- (4) Lot area shall be the total horizontal land area contained within the boundaries of a lot,
- (5) Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, five (5) foot (or less) wide pedestrian walkways, or surface water retention/detention facilities, and
- (6) The square footage of buildings and other structures shall be measured from the outside walls and shall include all spaces in between said walls.

**21.12.060 Minimum Urban Residential Density.** Minimum density for residential development in the urban areas designated by the Comprehensive Plan shall be based on the tables in WMC 21.12.030, adjusted as provided for in WMC 21.12.070-.080

- (1) A proposal may be phased, when compliance with the minimum density requirement results in noncompliance with the standards of WMC 21.28, provided the overall density of the proposal is consistent with this section.
- (2) Minimum density requirements may be waived by City of Woodinville if the applicant demonstrates one or more of the following:
  - (a) The proposed layout of the lots in a subdivision or the buildings in a multiple dwelling development will not preclude future residential development consistent with the minimum density of the zone.
  - (b) The non-sensitive area of the parcel is of a size or configuration that results in lots which cannot meet the minimum dimensional requirements of the zone.
  - (c) In the R-12 through R-48 zones, the area of the parcel required to accommodate storm water facilities exceeds 10 percent of the area of the site.
  - (d) The site contains a national, state or county historic landmark.
- (3) The minimum density requirements of WMC 21.12.030 shall be adjusted for the proportion of sensitive areas on the site, as follows:

Percentage of site in sensitive area and/or buffer	Percentage of minimum density
1 - 20%	90%
21 - 40%	80%
41 - 60%	60%
61 - 80%	40%
81 - 99%	20%

$$\text{Total dwelling units allowed by base density} \times \text{Minimum density (WMC 21.12.030)} \times \text{Percentage of minimum density} = \text{Adjusted minimum density}$$

**21.12.070 Calculations - allowable dwelling units or floor area.** Permitted number of units or floor area shall be determined as follows:

- (1) Unless subject to WMC 21.12.040B(1), the maximum allowed number of dwelling units shall be computed by multiplying the site area (in acres) by the applicable residential density, subject to WMC 21.12.080 below,
- (2) The allowed floor area which excludes structured or underground parking areas and mechanical equipment shall be computed by multiplying the project site area by the applicable floor/lot area ratio (FAR), and
- (3) When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:
  - (a) Fractions of .50 or above shall be rounded up, and
  - (b) Fractions below .50 shall be rounded down.

**21.12.080 Calculations - site area used for density calculations.**

- (1) All areas of a site used in the calculation of allowed residential density or project floor area shall exclude from the site area the on-site areas designated for public rights-of-way, private streets, vehicle access easements, storm water facilities, and on-site recreation space subject to the adjustments for critical areas and their buffers subject to the following limitations:
  - (a) Full density credit shall be allowed for erosion, seismic, and flood hazard areas,
  - (b) No density credit shall be allowed for streams and wetlands, and
  - (c) Partial to full density credit shall be allowed for steep slopes, landslide hazard areas, and required buffers for any critical area according to the following table:

**Density Credit Table**

Percentage of site in steep slope/landslide area and/or required buffer	Amount of Density Credit
1 - 10%	100%
11 - 20%	90%
21 - 30%	80%
31 - 40%	70%
41 - 50%	60%
51 - 60%	50%
61 - 70%	40%
71 - 80%	30%
81 - 90%	20%
91 - 99%	10%

- 21.12.090**     **Lot area - prohibited reduction.** Any portion of a lot that was required to calculate and ensure compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot.
- 21.12.100**     **Lot area - minimum lot area for construction.** Except as provided for nonconformances by WMC 21.32, in the R zones no construction shall be permitted on a lot that contains an area of less than 2,500 square feet or that does not comply with the applicable minimum lot width, except for townhome developments or zero-lot-line subdivisions.
- 21.12.110**     **Setbacks - specific building or use.** When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified building or use.
- 21.12.120**     **Setbacks - modifications.** The following setback modifications are permitted:  
    (1) When the common property line of two (2) lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property line, and  
    (2) When a lot is located between lots having nonconforming street setbacks, the required street setback for such lot may be the average of the two (2) nonconforming setbacks or sixty (60) percent of the required street setback, whichever results in the greater street setback.
- 21.12.130**     **(Reserved).**

**21.12.140 Setbacks - from alley.**

- (1) Structures may be built to the property line abutting an alley, except as provided in Subsection (2).
- (2) Vehicle access points from garages, carports or fenced parking areas shall be set back from the alley property line to provide a straight line length of at least twenty-six (26) feet from the access point to the opposite edge of the alley. No portion of the garage or the door in motion may cross the property line.

**21.12.150 Setbacks - adjoining half-street or designated arterial.** In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.

**21.12.160 Setbacks - projections allowed.** Projections may extend into required setbacks as follows:

- (1) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback, provided such projections are:
  - (a) Limited to two (2) per façade,
  - (b) Not wider than ten (10) feet, and
  - (c) Not more than twenty-four (24) inches into an interior setback or thirty (30) inches into a street setback.
- (2) Porches and decks which exceed eighteen (18) inches above the finished grade may project:
  - (a) Eighteen (18) inches into interior setbacks, and
  - (b) Five (5) feet into the street setback.
- (3) Uncovered porches and decks not exceeding eighteen (18) inches above the finished grade may project to the property line,
- (4) Eaves may not project more than:
  - (a) Eighteen (18) inches into an interior setback,
  - (b) Twenty-four (24) inches into a street setback, or
  - (c) Eighteen (18) inches across a lot line in a zero-lot-line development.
- (5) Fences with a height of six (6) feet or less may project into any setback, provided that the sight distance requirements of WMC 21.12.200 are maintained.

**21.12.170 Height - exceptions to limits.** The following structures may be erected above the height limits of WMC 21.12.030 through 21.12.050:

- (1) Roof structures housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance; and
- (2) Fire or parapet walls, skylights (not cupolas), chimneys, smoke stacks, church steeples, major or minor communication facility transmission structures, and street poles.

- (3) For structures with pitched roofs, portions of the space created by the slope of the roof, and not providing for human habitation, shall not be included in the calculations for determining the maximum allowed height of the structure. Provided that the highest point of any such pitched roof shall not exceed the base height otherwise permissible in the underlying zone by more than 20% or 10 feet, whichever is greater. Provided further, that the pitch of any roof shall not be greater than a 6 foot rise in a 12 foot run, unless a greater pitch is approved through the design review process.

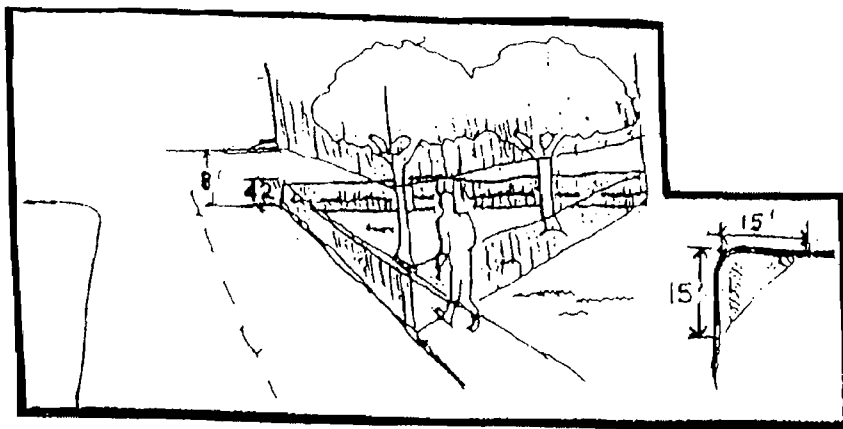
**21.12.180 (Reserved).**

**21.12.190 Lot divided by zone boundary.** When a lot is divided by a zone boundary, the following rules shall apply:

- (1) When a lot contains both residential and non-residential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site,
- (2) When a lot contains residential zones of varying density, any residential density transfer within the lot shall only be allowed from the portion with the lesser residential density to that of the greater residential density, and
- (3) Uses on each portion of the lot shall only be those permitted in each zone pursuant to WMC 21.08.

**21.12.200 Sight distance requirements.** Except for utility poles, trunks of approved street trees, and traffic control signs, the following sight distance provisions shall apply to all intersections, roadways, and site access points:

- (1) A sight distance triangle area as determined by Section 21.12.200(2) shall contain no fence, berm, vegetation, on-site vehicle parking area, signs or other physical obstruction between forty-two (42) inches and eight (8) feet above the existing street grade.



**NOTE:** The area of a sight distance triangle between forty-two (42) inches and eight (8) feet above the existing street grade shall remain open.

← Plan View at Curb.

- (2) The sight distance triangle at:
- (a) A street intersection shall be determined by measuring fifteen (15) feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle; or
  - (b) A site access point shall be determined by measuring fifteen (15) feet along the street lines and fifteen (15) feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle.
- (3) The Development Services Director may require modification or removal of structures, landscaping or other objects located in required street setbacks, if:
- (a) Such improvements prevent adequate sight distance to drivers entering or leaving a driveway and no reasonable driveway relocation alternative for an adjoining lot is feasible, or
  - (b) Clear lines of sight are obstructed by such structures, landscaping, or objects as to pose a potential public safety hazard as determined by the Development Services Director.
- (4) Any access or roadway where additional vehicle trips are expected to utilize that access or roadway as a result of a new or modified development shall conform to *A policy on Geometric Design of Highways and Streets*, 1994 edition (or latest edition as may be amended hereafter) by the American Association of State Highway and Transportation Officials. Exceptions to this rule may be granted by the Public Works Director.

**21.12.210 Nonresidential land uses in residential zones.** Except for utility facilities and uses listed in WMC 21.08.100, all nonresidential uses located in the R zones shall be subject to the following requirements:

- (1) Building coverage shall not exceed:
  - (a) Fifty (50) percent of the site in the R-1 through R-8 zones.
  - (b) Sixty (60) percent of the site in the R-12 through R-48 zones.
- (2) Impervious surface coverage shall not exceed:
  - (a) Seventy (70) percent of the site in the R-1 through R-8 zones.
  - (b) Eighty (80) percent of the site in the R-12 through R-48 zones.
- (3) Buildings and structures, except fences and wire or mesh backstops, shall not be closer than thirty (30) feet to any property line, except as provided in subsection (4).
- (4) Single detached dwelling allowed as accessory to a church or school shall conform to the setback requirements of the zone.
- (5) Parking areas are permitted within the required setback area from property lines, provided such parking areas are located outside of the required landscape area.
- (6) Sites shall abut or be accessible from at least one public street functioning at a level consistent with City of Woodinville street design standards. New high

school sites shall abut or be accessible from a public street functioning as an arterial per the City of Woodinville design standards.

- (7) The base height shall conform to height limitation of the zone in which the use is located.