

**49.65.630 - Construction standards.**

(a) Construction on bungalow lots shall be limited to the following:

- (1) One detached single-family dwelling with a net floor area not to exceed 1,000 square feet, and in addition, no more than 300 square feet, net floor area, of enclosed storage space such as garages, carports or sheds.
- (2) Structures on bungalow lots shall not exceed 25 feet in height, as measured under [section 49.25.420](#).
- (3) Area calculations for staircases and elevators:
  - (A) Up to 100 square feet of the footprint of interior staircases and elevators shall not be counted toward the net floor area of the dwelling.
  - (B) The footprint of exterior staircases or elevators providing access to floors above the ground floor shall be counted toward the net floor area of the dwelling.
- (4) Up to 100 square feet of a second story deck shall not be counted toward the net floor area.
- (5) The primary entrance must be separate from the garage or carport, and where practicable, must be clearly visible from the street providing access. Where such visibility is not practicable, a pedestrian path must be provided from the street to the primary entrance.

**(6) Setbacks:**

- (1) Setback requirements are reduced by 50% from the minimum setback requirements in the underlying zoning district. Zoning districts with 5ft or less minimum setbacks are reduced to 3ft.
- (2) The minimum setback for any bungalow lot is three feet.

(b) The following dwelling types shall be prohibited on bungalow lots:

- (1) Accessory apartments
- (2) Mobile homes
- (3) Recreational vehicles
- (4) Bed and breakfast or boarding houses