

4.3.2 Single-Family Primary Structure Requirements

- A. Residential lots are described and defined in WCC 4.1.2 and are reaffirmed herein by reference. For lots which have front footage lying on a curve or arc (such as may occur on a lot on a cul-de-sac) or which otherwise are not rectangular and have a front width which is narrower than the width at the back property line, the width shall be measured along the front building line of the primary structure for purposes of determining the lot category.
- B. The primary structure of all residences in R-1(A), R1-(B), R1-(C), and R1-(D) shall be a maximum of two stories in height. Residences in R-1(E) shall be a maximum of 2 1/2 stories.
- C. For all residential tracts in R-1(A) and R-1(E), the total lot coverage of all structures, including, but not limited to, all primary and accessory structures, shall not exceed 40 percent of the area of the lot. For R-1(B), R-1(C), and R-1(D) lots, the total lot coverage of all structures, including, but not limited to, all primary and accessory structures, shall not exceed 35 percent of the area of the lot. However, in calculating lot coverage, decks which are at least 30 inches high, measured from the ground, shall be calculated at 50 percent of the area they encompass. Thus, a deck having an area of 100 square feet shall count as 50 square feet for purposes of calculating total lot coverage. Decks lower than 30 inches in height are not counted toward lot coverage.
- D. Primary structures shall have at least 60 percent of their front facade on the front yard build-to line.
- E. The vertical surface of any building elevation shall not exceed more than 600 square feet or 25 feet measured horizontally without incorporating architectural relief. Architectural relief shall be defined as a building element or elements that breaks up a wall plane and occurs cumulatively over at least 25 percent of the wall plane requiring relief.
 - 1. Examples may include dormers, projecting primary entrance features, projections or recessions in the building face (either horizontal or vertical), columns, chimneys, arches, eaves, alternating roof pitches, and/or by other architectural means.
 - 2. Windows, doors, and changes of material do not constitute architectural relief.
- F. Window openings shall match or exceed the existing percentage of wall-to-window openings of the existing house or the construction of adjacent properties for new homes. The requirements of this provision, however, shall not apply to the first floor of attached garages.
- G. Front setback encroachments for all residences shall be no greater than four

feet into the front yard setback. See WCC 4.3.3.E.

H. The maximum height of the primary structure shall be 35 feet.

I. With respect to lots which have existing primary or accessory structures less than five feet from a side property line, such existing primary or accessory structure's existing wall may be extended further along the property line provided that a distance of ten feet is maintained between the structure and any extension thereof and any structure on any adjacent lot.

J. Notwithstanding the above, any construction within such a five-foot setback shall require that any future construction of a structure on the adjacent lot be not less than ten feet away from the new construction. Thus, for example, and not by way of limitation, an extension on one lot that is four feet off the side yard property line would necessitate that any later construction on the adjacent lot be at least six feet off of its side yard.

K. A permit for construction of a non-conforming primary or accessory structure in the setback will not be granted until the applicant obtains the following in writing signed by the adjacent property owner:

1. A statement advising the adjacent neighbor of the nature of the project or construction under consideration;
2. An acknowledgement by said adjacent neighbor that that property owner may not build any closer than ten feet to the proposed project or construction in the future;
3. A statement that said adjacent property owner consent to said project or construction; and
4. This writing shall be acknowledged before a notary public and said notarized acknowledgement shall be filed with the county office of records and tax administration, and proof of said filing provided to the city before any building permit shall issue.

L. Except as set forth in WCC 4.3.3, lot exceptions below, specific requirements for each residential zoning district are as follows:

1. R-1(A):

- a. Lots shall be less than 50 feet in width;
- b. Minimum setbacks are established at:
 - (1) 20 feet for the front yard;
 - (2) Seven feet for a second-story side yard;
 - (3) 15 feet for the rear yard;
 - (4) 15 feet for the side yard on corner lots;

- (5) Five feet for first story side yard;
 - (6) Other first-story side yard setbacks as set forth in subsection I of this section;
- c. The maximum lot width coverage at front yard setback shall be 80 percent;
- d. The maximum eave height above the first floor shall not be greater than half the width of the lot as measured at the curb along the front property line;
- e. The maximum stories of the primary structure shall be two.

2. R-1(B):

- a. Lots shall be at least 50 feet and less than 65 feet in width and have a minimum area of 5,500 square feet;
- b. Minimum setbacks are established at:
 - (1) 35 feet for the front yard;
 - (2) Seven feet for a second-story side yard;
 - (3) 15 feet for the rear yard;
 - (4) 15 feet for the side yard on corner lots;
 - (5) Five feet for first story side yard;
 - (6) Other first-story side yard setbacks as set forth in subsection H of this section;
- c. The maximum lot width coverage at front yard setback shall be 80 percent;
- d. The maximum eave height above the first floor shall not exceed 23 feet;
- e. The maximum stories of the primary structure shall be two.

3. R-1(C):

- a. Lots shall be at least 65 feet and less than 75 feet in width and have a minimum area of 7,020 square feet;
- b. Minimum setbacks are established at:
 - (1) 35 feet for the front yard;
 - (2) Seven feet for a second-story side yard;

- (3) The greater of 15 feet or 20 percent of depth of lot for the rear yard;
 - (4) 15 feet for the side yard on corner lots;
 - (5) Five feet for first story side yard;
 - (6) Other first-story side yard setbacks as set forth in subsection H of this section;
- c. The maximum lot width coverage at front yard setback shall be 70 percent;
- d. The maximum eave height above the first floor shall not exceed 23 feet;
- e. The maximum stories of the primary structure shall be two.

4. R-1(D):

- a. Lots shall be at least 75 feet width and have a minimum area of 9,000 square feet;
- b. Minimum setbacks are established at:
 - (1) 35 feet for the front yard, seven feet for a second-story side yard;
 - (2) The greater of 15 feet or 20 percent of depth of lot for the rear yard;
 - (3) 15 feet for the side yard on corner lots;
 - (4) Five feet for first story side yard;
 - (5) Other first-story side yard setbacks as set forth in subsection H of this section;
- c. The maximum lot width coverage at front yard setback shall be 70 percent;
- d. The maximum eave height above the first floor shall not exceed 23 feet;
- e. The maximum height of the primary structure shall be 35 feet;
- f. The maximum stories of the primary structure shall be two.

5. R-1(E):

- a. Lots shall be less than 50 feet in width;
- b. Minimum setbacks are established at:

- (1) 20 feet for the front yard;
- (2) Five feet for a second-story side yard, seven feet for the third-story;
- (3) 15 feet for the rear yard but five feet for a detached garage in the rear yard;
- (4) 15 feet for the side yard on corner lots;
- (5) Five feet for first story side yard;
- (6) Other first-story side yard setbacks as set forth in subsection H of this section;

- c. The maximum lot width coverage at front yard setback shall be 70 percent;
- d. The maximum eave height above the first floor shall not exceed 23 feet;
- e. The maximum stories of the primary structure shall be 2 1/2;
- f. The total square footage of the one-half story above the second story shall not exceed 50 percent of the total square footage of the second story.

M. The chart below is provided to assist property owners for single-family primary structures, however subsections A through I of this section shall prevail in the event of any question of interpretation or ambiguity with respect to said chart.

Chart 4.3.2. Single-Family Primary Structure Requirements

Primary Structure Requirements	R-1(A)	R-1(B)	R-1(C)	R-1(D)	R-1(E)
Lot width minimum		50'	65'	75'	
Lot width maximum	< 50'	< 65'	< 75'		< 50'
Lot size minimum		5,500 sq. ft.	7,020 sq. ft.	9,000 sq. ft.	
Maximum lot coverage including accessory structures (deck calculated at 50 percent)	40%	35%			40%
Minimum setbacks:					

Front yard build-to line (see WCC 4.2.3.d)	20'	35'			20'
First story side yard setbacks (see WCC 4.3.2.I)	5'	5'	5'	5'	5'
Corner lots side yard**	15'				15'
Rear yard	15'	greater of 15' or 20% of lot depth			15', detached garage at 5'
Maximum lot width coverage at front yard setback	80%	70%			80%
Front setback encroachments:					
Open stoops, open porches & raised doorways	4' into the front yard setback				
Maximum eave height above first floor	< 1/2 lot width	23'			
Maximum height of primary structure	35'				
Maximum stories of primary structure	2	2			2 1/2*
Continuous wall limits	Not to exceed more than 600 square feet or 25' horizontally without incorporating architectural relief. See WCC 4.3.2 E				
Attached garages	The front wall of front-facing attached garages shall be located entirely behind the front wall of the primary building (2.3.520). Front porches or colonnades shall not constitute the front wall of the dwelling for this review.				

*New home builds should see division 4.4 of this article for special considerations.

*The total square feet of the top one-half story shall not exceed 50 percent of the area of the second story.

**Corner lots side yard diagramed in the definition of the term "yard, street side" in WCC 2.3.

(Code 2008, ch. 16, § 4.3.2; Ord. No. 1024, § 28, 2-10-2022)