

ORDINANCE NO. 889

AN ORDINANCE OF THE CITY OF CARNATION, WASHINGTON, AMENDING CHAPTER 15.48 CMC DENSITY AND DIMENSIONAL REGULATIONS; CLARIFYING AND UPDATING THE CITY'S BUILDING SETBACK REQUIREMENTS WITH RESPECT TO EAVES, CHIMNEYS, BAY WINDOWS AND SIMILAR ARCHITECTURAL FEATURES; AMENDING THE DENSITY AND DIMENSIONAL STANDARDS FOR THE RESIDENTIAL 6 (R6) ZONING DISTRICT, INCLUDING WITHOUT LIMITATION NEW MAXIMUM LOT SIZE AND GARAGE REQUIREMENTS; CLARIFYING THE CALCULATION METHODOLOGY FOR FLOOR AREA RATIO (FAR) AND BUILDING HEIGHT MEASUREMENTS; SETTING FORTH LEGISLATIVE FINDINGS; MAKING HOUSEKEEPING AMENDMENTS TO VARIOUS REFERENCES IN THE DENSITY AND DIMENSIONAL TABLE; AMENDING CHAPTER 15.08 CMC BASIC DEFINITIONS AND INTERPRETATIONS TO ADOPT NEW CODIFIED DEFINITIONS FOR TERMS UTILIZED IN CHAPTER 15.48 CMC; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 35A.63 RCW and Chapter 36.70A RCW, the City of Carnation has established zoning and land use regulations governing development activity within the City, including the Density and Dimensional Regulations codified at Chapter 15.48 CMC; and

WHEREAS, the City recently adopted interim Ordinance No. 883, amending the density and dimensional standards codified at Chapter 15.48 CMC to clarify and update the City's building setback requirements with respect to eaves, chimneys, bay windows, and similar architectural features; and

WHEREAS, following formal review and recommendation by the Planning Board, the City Council desires to adopt the substance of the interim regulations set forth in Ordinance

No. 883 as the City's permanent building setback standards for such architectural features; and

WHEREAS, the City Council also desires to amend the density and dimensional requirements for the R6 zone, including without limitation maximum lot size and garage standards, and to clarify the calculation methodology for floor area ratio and building height measurements; and

WHEREAS, the City Council further desires to make various housekeeping amendments to the density and dimensional standards set forth in Table I of Chapter 15.48 CMC in order to correct inadvertent reference errors resulting from previous code amendments; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF CARNATION, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts the above recitals, together with the content of the staff report/agenda bill dated August 15, 2017, as findings in support of this ordinance. The City Council further enters the following findings:

A. The City is authorized by State law, including but not limited to Chapter 35A.11 RCW, Chapter 36.70A RCW, and Chapter 35A.63 RCW, to enact regulations governing the use and development of real property within the City's jurisdiction.

B. The Planning Board conducted a public hearing on the substance of this ordinance on July 25, 2017, and recommended adoption by the City Council. The City Council held a public hearing on this ordinance on August 15, 2017.

C. The regulations set forth in this ordinance have been processed and considered by the City in material compliance with all applicable procedural requirements, including but not limited to requirements related to public notice and comment.

D. All relevant requirements of SEPA have been satisfied with respect to this ordinance.

E. The City Council has carefully considered, and the regulations set forth in this ordinance satisfy, the review criteria codified at CMC 15.100.030(E).

F. The regulations set forth in this ordinance are consistent with and will implement the City's Comprehensive Plan, and will further advance the public health, safety and welfare.

Section 2. Amendment of Chapter 15.48 CMC. Chapter 15.48 of the Carnation Municipal Code Density and Dimensional Regulations is hereby amended to provide in its entirety as contained in Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Amendment of CMC 15.08.010. Section 15.08.010 of the Carnation Municipal Code is hereby amended by the addition of new definitions for “Attached garage”, “Covered entry feature”, “Half story” and “Bay window”, to provide in their respective entirety as follows:

"Attached garage" means a garage located within or attached to a single-family residence. To be considered attached, the roof and wall of the garage must be an extension of the roof and wall of the existing single-family residence. In no case shall the attachment be made through an unenclosed structure.

“Covered entry feature” means a distinct entry feature such as a porch or weather covered entry way with at least thirty-six square feet of weather cover, and a minimum depth of four feet.

“Half story” means a story under a gable, hip or gambrel roof, plates of which are not more than three (3) feet above the floor of such story.

“Bay window” means a window space elevated from the floor, projecting outward from the main walls of a building, and forming

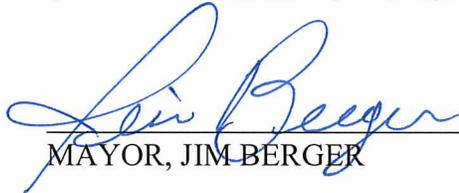
an elevated bay in a room.

Section 4. Copy to Commerce. Pursuant to RCW 36.70A.106, the Planning Director is hereby authorized and directed to provide a copy of this ordinance to the Washington State Department of Commerce within 10 days of adoption.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication

APPROVED by the Carnation City Council this 15th day of August, 2017.


MAYOR, JIM BERGER

ATTEST/AUTHENTICATED:


CITY CLERK, MARY MADOLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 
J. ZACHARY LELL

FILED WITH THE CITY CLERK: 08/10/2017
PASSED BY THE CITY COUNCIL: 08/15/2017
PUBLISHED: 08/25/2017
EFFECTIVE DATE:..... 08/30/2017
ORDINANCE NO. 889

Exhibit A

Chapter 15.48

DENSITY AND DIMENSIONAL REGULATIONS

Sections:

15.48.010 Minimum lot size requirements.

15.48.020 Residential density.

15.48.030 Minimum lot widths.

15.48.040 Building setback requirements.

15.48.050 Accessory residential building setback and general lot coverage requirements.

15.48.060 Building height limitations.

15.48.065 Floor area ratio (FAR).

15.48.070 Special design standards for the R6 zone.

15.48.010 – Minimum lot size requirements.

Subject to the provisions of Sections 15.48.070 (Cluster subdivisions), 15.48.080 (Architecturally integrated subdivisions), 15.48.094 (Density on lots created through short subdivision where portion dedicated to city for right-of-way), all lots in the following zones shall have at least the amount of square footage indicated in Table I—Table of Density and Dimensional Standards codified at the end of this chapter.

(Ord. 714 § 1 (Exh. A) (part), 2007; Ord. 670 § 7 (Exh. G) (part), 2005)

15.48.020 – Residential density.

Subject to the provisions of CMC 15.16.060, CMC 15.16.070, CMC 15.16.230 and CMC 15.16.240, every lot developed for residential purposes shall have the number of square feet per dwelling unit indicated in Table I—Density and Dimensional Standards. In determining the number of dwelling units permissible on a tract of land, fractions shall be rounded to the nearest whole number.

(Ord. 745 § 7, 2008; Ord. 714 § 1 (Exh. A) (part), 2007; Ord. 670 § 7 (Exh. G) (part), 2005)

15.48.030 – Minimum lot widths.

- A. No lot may be created under the provisions of this title that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that:
1. Could be used for purposes that are permissible in that zoning district; and
 2. Could satisfy any applicable setback requirements for that district.
- B. Without limiting the generality of the foregoing standard, Table I indicates minimum lot widths that are recommended and are deemed presumptively to satisfy the standard set forth in subsection A of this section. The lot width shall be measured along a straight line connecting points A and B, where point A is the midpoint of the shorter side property line and point B is the point on the opposite side property line measured an equal distance from the front property line as point A.

- C. No lot created after the effective date of this title that is less than the recommended width shall be entitled to a variance from any building setback requirement.
(Ord. 714 § 1 (Exh. A) (part), 2007; Ord. 670 § 7 (Exh. G) (part), 2005)

15.48.040 – Building setback requirements.

- A. Subject to Sections 15.48.050 (Accessory building setback requirements) and 15.48.080 (Architecturally integrated subdivisions) and the other provisions of this section, no portion of any building or any freestanding sign may be located on any lot closer to any lot line or than is authorized in Table I, unless a variance is granted.
1. As used in this section, the term "building" includes any substantial structure which by nature of its size, scale, dimensions, bulk, or use tends to constitute a visual obstruction or generate activity similar to that usually associated with a building. Without limiting the generality of the foregoing, the following structures shall be deemed to fall within this description:
 - a. Gas pumps and overhead canopies or roofs;
 - b. Fences and hedges running along lot boundaries adjacent to public street rights-of-way if such fences and hedges exceed forty-two inches, except that the setback for fences or hedges up to six feet high shall be ten feet from the right-of-way along exterior side yard lot boundaries adjacent to public streets provided that the area between the right-of-way and fence are well landscaped and maintained by the property owner.
 2. Notwithstanding any other provision of this title, a sign may be erected on or affixed to a structure that: (i) has a principal function that is something other than the support of the sign (e.g., a fence), but (ii) does not constitute a building as defined in this title, only if such sign is located so as to comply with the setback requirement applicable to freestanding signs in the district where such sign is located.
- B. Whenever a lot in a nonresidential district has a common boundary line with a lot in a residential district, and the property line setback requirement applicable to the residential lot is greater than that applicable to the nonresidential lot, then the lot in the nonresidential district shall be required to observe the property line setback requirement applicable to the adjoining residential lot; except that in all cases, where a lot zoned light industrial/manufacturing has a common boundary with a residential district the setback for the industrially zoned property along that common boundary shall be thirty feet.
- C. Setback distances shall be measured from the street right-of-way line, or where no street right-of-way line exists, from the property line, to a point on the lot that is directly below the nearest exterior wall of the building.
1. Eaves, bay windows and chimneys that are permanently incorporated into the building may encroach up to eighteen (18) inches into the applicable setback area; provided, that such features shall not encroach within any area covered by a public or private easement, and shall not extend over any lot line. Bay windows that encroach into the setback area shall be limited to two per building façade and each shall not exceed eight feet in width.
- D. Whenever a private road that serves more than four lots or more than four dwelling units or that serves any nonresidential use tending to generate traffic equivalent to more than four dwelling units is located along a lot boundary, then:
1. If the lot is not also bordered by a public street, buildings and freestanding signs shall be set back from the centerline of the private road just as if such road were a public street.

2. If the lot is also bordered by a public street, then the setback distance on lots used for residential purposes shall be measured from the inside boundary of the traveled portion of the private road.

(Ord. 714 § 1 (Exh. A) (part), 2007; Ord. 670 § 7 (Exh. G) (part), 2005)

15.48.050 – Accessory residential building setback and general lot coverage requirements.

- A. All accessory buildings in residential districts (i.e., those districts established by Section 15.36.010) must comply with the side yard boundary setbacks set forth in Section 15.48.040, but (subject to the remaining provisions of this subsection) shall be required to observe only a five-foot setback from rear lot boundary lines.
- B. This subsection applies only in residential districts where no alley abuts the lot's rear property boundary. If the high point of the roof or any appurtenance of an accessory building exceeds twelve feet in height, the accessory building shall be set back from the rear lot boundary lines an additional one foot for every foot of height exceeding twelve feet.

(Ord. 714 § 1 (Exh. A) (part), 2007; Ord. 670 § 7 (Exh. G) (part), 2005)

(Ord. No. 809, § 2(Exh. A), 2-7-2012)

15.48.060 – Building height limitations.

- A. For purposes of this section:
 1. The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the mid-point between the ridgeline and the eaves of the building for gable, hip and gambrel roofs; the vertical distance from finished grade to the top of the highest roof beams on a flat or shed roof; and to deck level on a mansard roof.
 2. A point of access to a roof shall be the top of any parapet wall or the lowest point of a roof's surface, whichever is greater. Roofs with slopes greater than seventy-five percent are regarded as walls.
- B. Subject to the remaining provisions of this section, building height limitations in the various zoning districts shall be as listed in Table I.
- C. Subject to subsection D of this section, the following features are exempt from the district height limitations set forth in subsection B of this section:
 1. Chimneys, church spires, elevator shafts, and similar structural appendages not intended as places of occupancy or storage;
 2. Flagpoles and similar devices;
 3. Heating and air conditioning equipment, solar collectors, and similar equipment, fixtures, and devices.
- D. The features listed in subsection C of this section are exempt from the height limitations set forth in subsection B of this section if they conform to the following requirements:
 1. Not more than one-third of the total roof area may be consumed by such features.
 2. The features described in subsection (C)(3) above must be set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
 3. The permit-issuing authority may authorize or require that parapet walls be constructed (up to a height not exceeding that of the features screened) to shield the features listed in subsections (C)(1) and (C)(3) of this section from view.

- E. Notwithstanding subsection B of this section, in any zoning district the vertical distance from the ground to a point of access to a roof surface of any nonresidential building or any multifamily residential building containing four or more dwelling units may not exceed thirty-five feet unless the fire chief certifies to the permit-issuing authority that such building is designed to provide adequate access for fire fighting personnel or the building inspector certifies that the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.
- F. Towers and antennas are allowed in all zoning districts to the extent authorized in the Chapter 15.98 CMC.

(Ord. 714 § 1 (Exh. A) (part), 2007; Ord. 670 § 7 (Exh. G) (part), 2005)

15.48.065 – Floor area ratio (FAR).

The floor area ratio (FAR) shall be defined as the total floor area of all habitable buildings on a lot divided by the total lot area. Except as expressly provided by this code, the total floor area shall include stairways, hallways, closets and storage rooms, and all other floor areas within the walls of the building. FAR calculations do not include garages and non-habitable accessory buildings.

(Ord. 714 § 1 (Exh. A) (part), 2007)

15.48.070 – Special design standards for the R6 zone.

- A. Purpose and Applicability: The purpose of this section is to reinforce and enhance the established, unique historical character of Carnation’s downtown residential areas by imposing specific development standards for the R6 zone. The provisions of this section are supplemental and additional to all other applicable development standards set forth in this code. Provided, that in the event of an irreconcilable conflict between the provisions of this section and any other applicable code provision, the provisions of this section shall control to the extent of such conflict.
- B. All homes must include a covered entry feature that projects at least 5 feet from the front facade of the residence (measured from the front exterior wall of the house to the farthest roofline projection). The covered entry feature must be no less than 1/3 of the width of the residence, including attached garages, and shall be unenclosed on all sides except for the side abutting the front exterior wall of the residence. See Figure #1 for examples.
- C. At least 10 percent of the front and street facing side yard façades (all vertical surfaces of a residence facing the street) must be comprised of transparent windows or doors. All areas inside an individual window frame may be counted in such transparency calculations (including, without limitation, window sashes, mullions, rails, stiles, and grilles).
- D. Garages must be setback at least 5 feet from the front projection of the residence (including the porch or covered entry feature), and no less than 20 feet from the front property line.
- E. Front facing garages in the R6 zone shall not exceed 20 feet in width overall, and the aggregate garage door openings shall not be greater than 16 feet wide. Garages with two individual doors are permitted provided each door does not exceed 8 feet in width.
- F. Residences shall be limited to 1-1/2 stories as defined in CMC 15.08.010.
- G. Special side yard height and setback limitations: Buildings must not extend above or beyond a daylight plane (i) having a height of 10 feet at the side property line for single story residences and extending into the parcel at an angle of 45 degrees (see Figure 3), or (ii) having a height of 14 feet at the side property for one and a half story residences and extending into the parcel

at an angle of 45 degrees (see Figure 2), with the following encroachments allowed in either case:

1. Television and radio antennas, chimneys, flues, eaves, or skylights;
 2. Dormers or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of 15 feet on each side, measured along the intersection with the daylight plane; and
 3. Gables or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of 18 feet on each side, measured along the intersection with the daylight plane; and provided, that the intersection of the gable with the daylight plane closest to the front property line is along the roof line (see Figure 4).
- H. To qualify for the 1 ½ story daylight plane provisions the second floor (1/2 story) shall satisfy the following criteria:
1. No less than 60 percent of the total floor area of the second floor shall be designated as bedroom, kitchen, living room, study, home office and/or den space; and
 2. The upper floor must be enclosed by a pitched roof on at least two sides, whereby the roofline starts at no higher than 12 feet. The roofline on one or more sides may be intersected by:
 - a. Dormers or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of 15 feet on each side; or
 - b. Gables or similar architectural features; provided, that the horizontal length of all such features shall not exceed a combined total of 18 feet on each side (see Figure 4).
- I. Maximum Lot size. A maximum lot size requirement of 5,000 square feet shall apply to all lots in the R6 zone; provided that, lots larger than 5,000 square feet may be allowed if either of the following conditions exist:
- a. it is a lot incapable of redivision or;
 - b. the lot is capable of redivision, but is developed in a manner that does not preclude further division in conformance with the applicable standards for the R6 zone.

**Table I
Density and Dimensional Standards**

Zone	Minimum Lot Size Per Building Unit		Max Residential Density per net ⁽¹⁾ acre Building	Maximum Impervious Surface	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (FAR)	Maximum Building Height	Building Setback Requirements. Minimum Distance, in Feet, From:			
	Standard Subdivision	Cluster Subdivision						(Street) Front Yard	Side Yard lot-line: interior	Side Yard lot-line: street	Rear Yard
R2.5	12,500 sf	9,600 sf	3	50%	75	NA	25' ⁽²⁾	15' ⁽³⁾⁽⁴⁾⁽⁵⁾	10	10	30 min. ⁽⁷⁾
R3	10,800 sf	7,500 sf	4	50%	60	NA	25' ⁽²⁾	15' ⁽³⁾⁽⁴⁾⁽⁵⁾	10	10	30 ⁽⁷⁾
R4	7,500 sf	6,000 sf	6	50%	50	.55	25' ⁽²⁾	15' ⁽³⁾⁽⁴⁾⁽⁶⁾	Minimum of 5' with minimum average of 7.5' ⁽⁷⁾	10	25' ⁽⁶⁾
R6 ⁽¹⁴⁾	5,000 sf	NA	8	60%	50	.4 or 2,000 sf of habitable floor area, whichever is less. With approved ADU .52 or 3,000 sf of habitable	25' ⁽²⁾⁽¹³⁾	15' ⁽³⁾⁽⁴⁾⁽⁶⁾	Minimum of 5' with minimum average of 7.5' ⁽⁷⁾	10	25' ⁽⁶⁾⁽⁸⁾

Zone	Minimum Lot Size Per Building Unit		Max Residential Density per net ⁽¹⁾ acre Building	Maximum Impervious Surface	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (FAR)	Maximum Building Height	Building Setback Requirements. Minimum Distance, in Feet, From:				
	Standard Subdivision	Cluster Subdivision						(Street) Front Yard	Side Yard lot-line: interior	Side Yard lot-line: street	Rear Yard	
						floor area, whichever is less						
R12	2,500	NA	12	65%	60	NA	25'	15; 10 with alley access in rear ⁽³⁾⁽⁴⁾	Average of 5 Zero lot line allowed for townhouses ⁽¹²⁾	10; 20 where adjacent to an arterial	20 or 20% of lot area, whichever is smaller	
R24 Multi-family apartments	1,800 sf	NA	24	65%	60	NA	35' or 3 stories, whichever is less ⁽⁹⁾	15 ⁽³⁾⁽⁴⁾	10	10	25	
R24 Single family	2,500 sf	NA	12 for single family. May include townhouses but no more than 8 units per building.	65%	25	NA	25'	15; 10 with alley access in rear	Average of 5 Zero lot line allowed for townhouses ⁽¹²⁾	10; 20 where adjacent to an arterial	20 or 20% of lot, whichever is smaller	
Residential Mobile Home Park (RMHP)	3,000 sf	NA	14	65%	50	NA	25	15	5	5	10	
Central Business District (CBD)	2,500 sf	NA	NA	NA	25	NA	30' or 40' if 3 stories and 3rd story is setback 30'	0	0	0	0	
Service Commercial (SC)	2,500 sf	NA	NA	75%	25	NA	35 (40 ft. if 30 ft. front setback)	On Tolt: 0 Off Tolt: 20	On Tolt: 0 Off Tolt: 5	On Tolt: 5 Off Tolt: 10	On Tolt: 10 Off Tolt: 15	
Horticultural Commercial Zone (HC)	2,500 sf	NA	NA	50%	25	NA	35 (40 ft. if 30 ft. front setback)	On Tolt: 5 Off Tolt: 20	On Tolt: 0 Off Tolt: 5	On Tolt: 5 Off Tolt: 10	On Tolt: 10 Off Tolt: 15	
Mixed Use (MU): Multifamily apartments	1,800 sf	NA	24 (not permitted on Tolt)	65%	25	NA	35' or 3 stories, whichever is less ⁽⁹⁾	15 ⁽³⁾⁽⁴⁾	10	10	25	
Mixed Use (MU): single-family	2,500 sf	NA	12 for single-family. May include townhouses but no more than 8 units per building.	65%	25	NA	25'	15; 10 with alley access in rear	Average of 5 Zero lot line allowed for townhouses ⁽¹²⁾	10; 20 where adjacent to an arterial	20 or 20% of lot, whichever is smaller	
Mixed Use (MU): Retail on ground floor	2,500 sf	NA	NA	85% on Tolt Ave 75% off Tolt Ave	25	NA	35'	On Tolt: 0 Off Tolt: 15 or 10 with alley access	On Tolt: 0 Off Tolt: 5	On Tolt: 0 Off Tolt: 10	On Tolt: 10 Off Tolt: 15	
AGI	NA	NA	NA	75%	50	NA	35 (40 ft. if 30 ft. front setback)	25	15	10	25	
Light Industrial/Manufacturing (L/M)	NA	NA	NA	75%	50	NA	35 (40 ft. if 30 ft. front setback)	25	15	10	25	
Public Use (PU)	NA	NA	NA	Same as surrounding zone	25	NA	Same as surrounding zone	Same as surrounding zone and consistent	Same as surrounding zone and consistent	Same as surrounding zone and consistent	Same as surrounding zone and consistent	

Zone	Minimum Lot Size Per Building Unit		Max Residential Density per net ⁽¹⁾ acre Building	Maximum Impervious Surface	Minimum Lot Width (Feet)	Maximum Floor Area Ratio (FAR)	Maximum Building Height	Building Setback Requirements. Minimum Distance, in Feet, From:			
	Standard Subdivision	Cluster Subdivision						(Street) Front Yard	Side Yard lot-line: interior	Side Yard lot-line street	Rear Yard
								with use and/or screening requirements ⁽¹⁰⁾			
Parks and Recreation (P/R)	NA	NA	NA	NA	25	NA	40	Same as surrounding zone and consistent with use ⁽¹¹⁾	Same as surrounding zone and consistent with use ⁽¹¹⁾	Same as surrounding zone and consistent with use ⁽¹¹⁾	Same as surrounding zone and consistent with use ⁽¹¹⁾

Notes:

- (1) A "net" acre excludes any space that would not be factored into computing minimum lot size, such as right-of-way and open space tracts. If there is any conflict between the number of dwelling units allowed in a development project by density and minimum lot size requirements, the more restrictive (lower number of units) regulation shall apply.
- (2) Houses in the FEMA AE zone may exceed the maximum height by three feet in order to meet FEMA requirements.
- (3) Front porches may encroach within front yard setback a maximum of six feet.
- (4) Garages must be set back twenty feet from the front property line.
- (5) The sum of the front and rear setbacks must be no less than forty-five feet.
- (6) The sum of the front and rear setbacks must be no less than forty feet.
- (7) The average of the two side yard setbacks for one lot must be a minimum of seven and one-half feet but in no case may any side yard be less than five feet.
- (8) Garages accessing from the alley and detached garages may be no less than five feet from the rear property boundary.
- (9) Maximum height shall be twenty-five feet for multifamily development within one hundred feet from any single-family zone.
- (10) Where a public use is surrounded by more than one zone, the requirements for setbacks will be consistent with the abutting zone of each frontage. Public uses that have the potential for aesthetic noise or air quality impacts to abutting residential uses or zones shall be screened pursuant to the requirements of Chapter 15.76 CMC.
- (11) Where a park use is surrounded by more than one zone, the requirements for setbacks will be consistent with the abutting zone of each frontage.
- (12) No more than eight townhouse units per building.
- (13) The roof ridgeline shall not extend beyond a height of thirty (30) feet.
- (14) All R6 development shall comply with the applicable provisions of this Table I as well as the provisions of CMC 15.48.070.

Appendix A

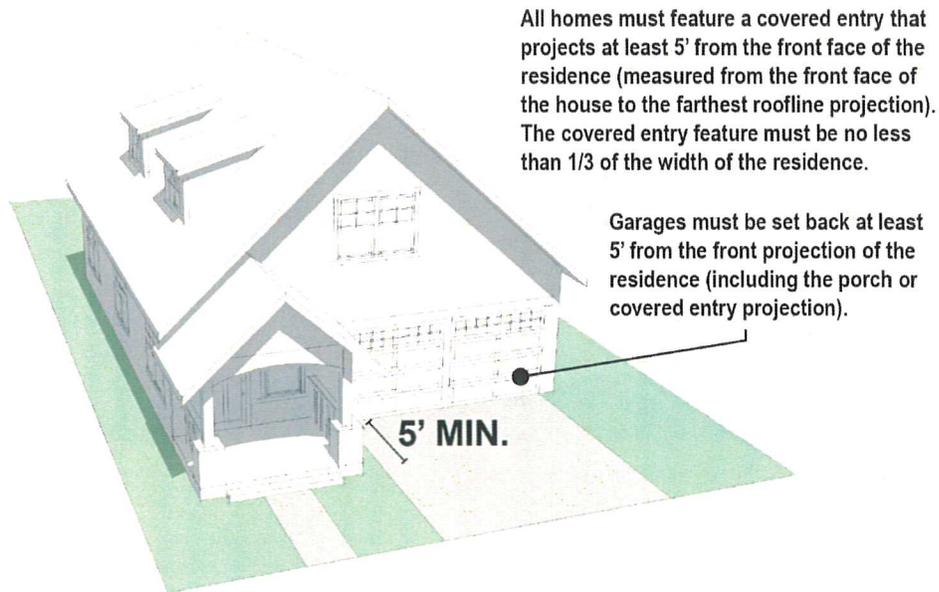


Figure 1. Illustrating covered entry and garage setback requirements. The photographs illustrate two ways of meeting these standards. In the left example (as in the illustration), the garage is placed at least 5 feet behind the front of the porch/covered entry. The right example includes a full length porch and the garage is located off of the alley.

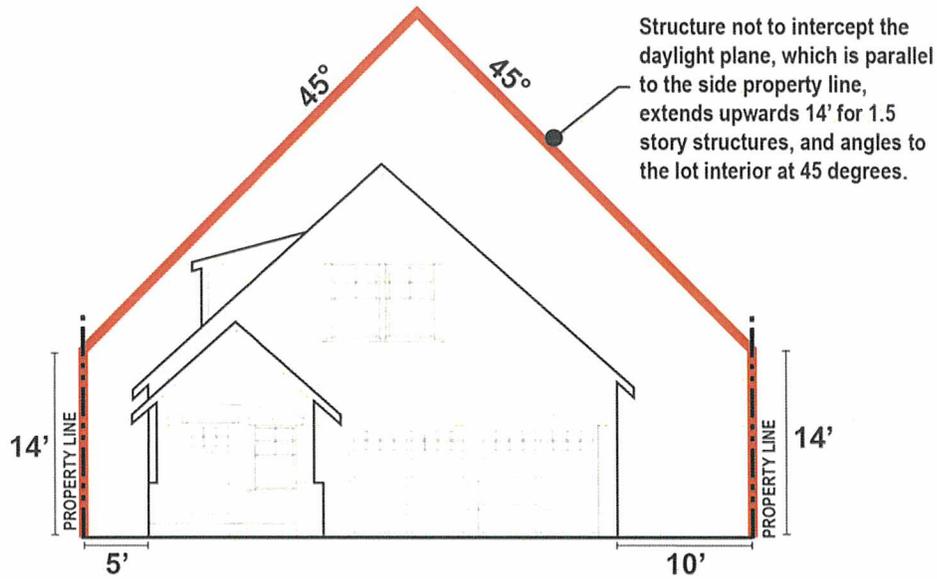
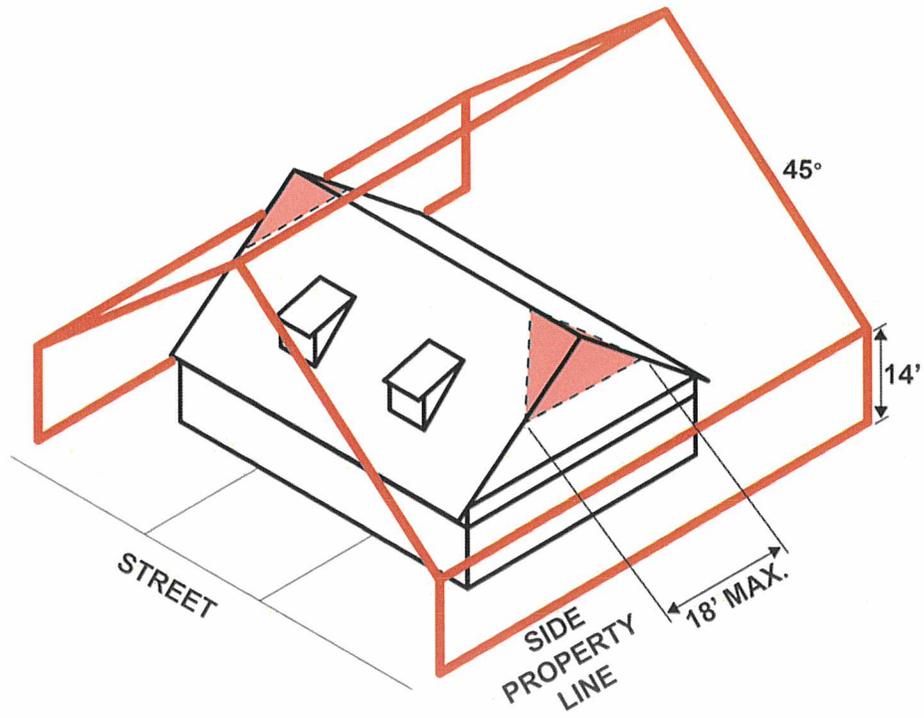


Figure 2. The graphics above illustrate the special side yard height and setback limitations for a 1-1/2 story residence. The top example includes a gabled roof facing the side property line. The lower example shows the gabled roof end facing the street and rear property line.

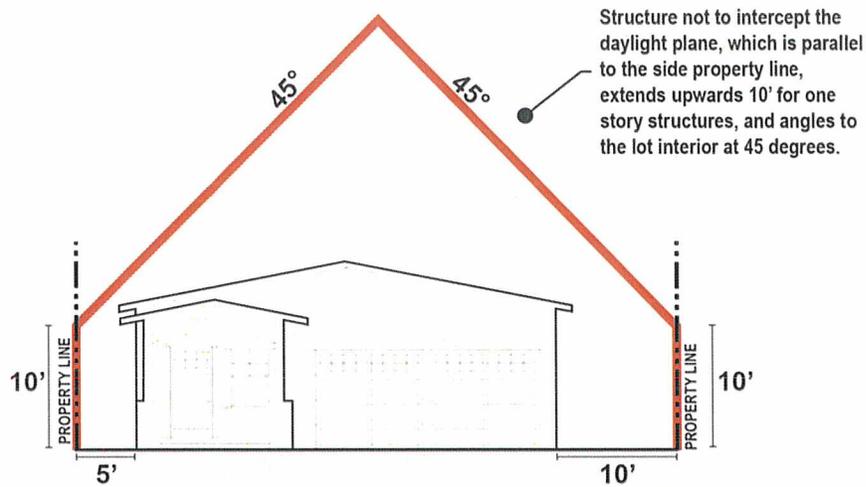
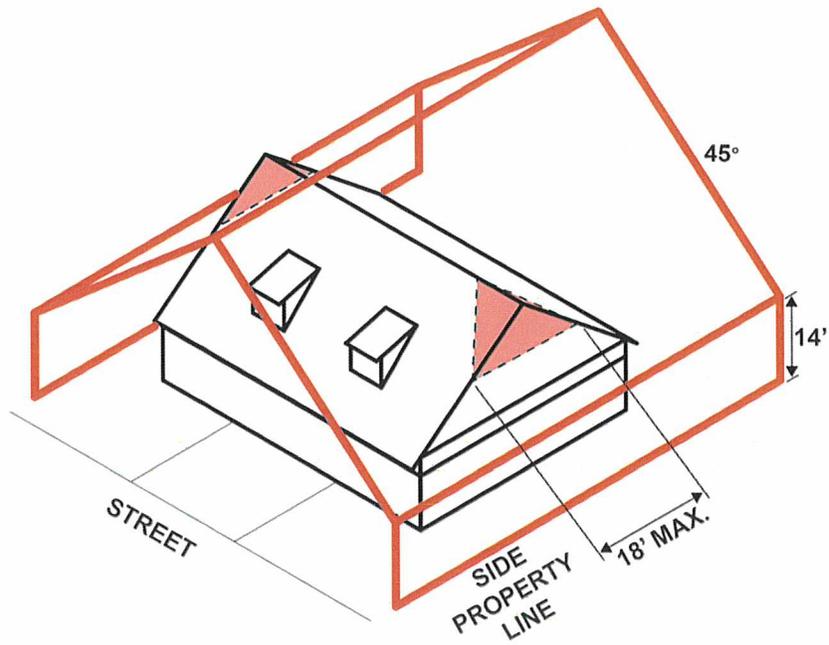


Figure 3. The illustrations above show how to comply with the special side yard height and setback limitations for a 1-story residence. The top example includes a gabled roof facing the side property line. The lower example shows the gabled roof end facing the street and rear property line.

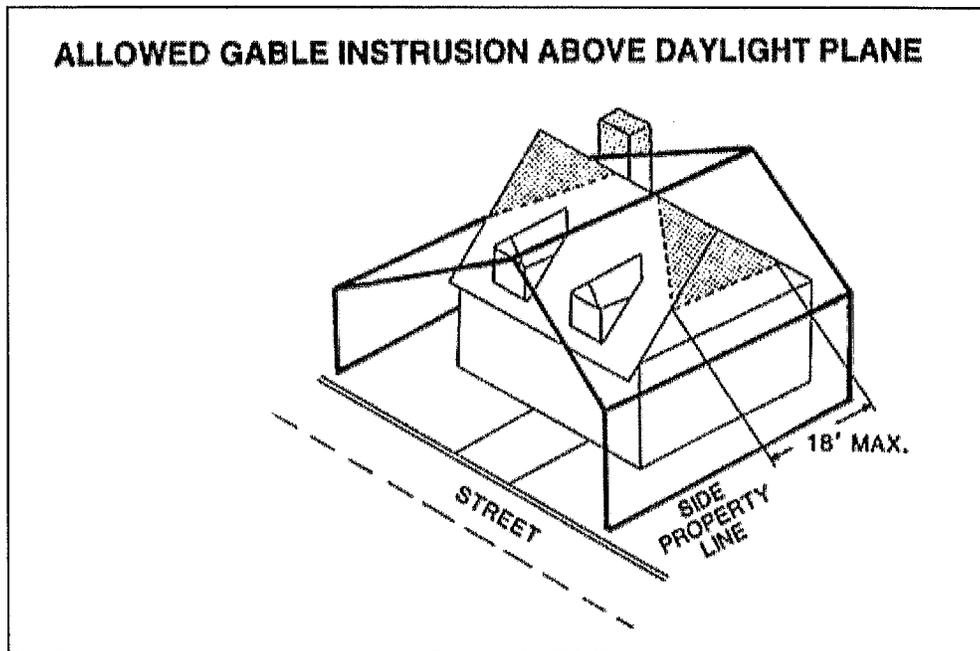


Figure 4. Gables or similar architectural features, provided that the horizontal length of all such features shall not exceed a combined total of eighteen (18) feet on each side, measured along the intersection with the daylight plane, and provided that the intersection of the gable with the daylight plane closest to the front property line is along the roof line.

At least 10 percent of the façade (all vertical surfaces of a residence facing the street) must be transparent windows or doors. All areas inside an individual window frame may be counted in transparency calculations (including window sashes, mullions, rails, stiles, and grilles).

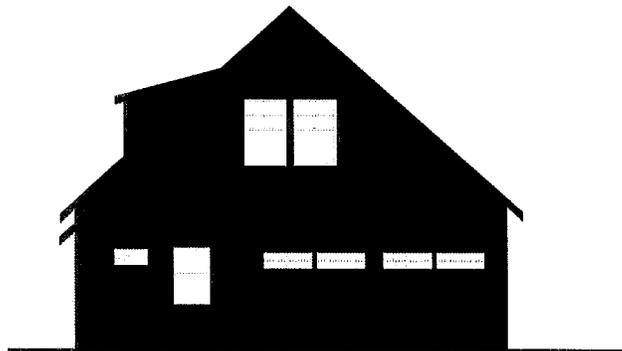


Figure 5. Illustrating the minimum transparency requirement.