

RESIDENTIAL ZONING DISTRICTS

District	R-I	R-II	R-III	R-IV
MAXIMUM HOUSING DENSITY (units per 40,000 square foot area)	4 dwelling units (Multiple dwelling units on a single lot must be contained within a single structure, except: a permitted accessory dwelling unit (ADU) may be established in a separate building if allowed by PTMC 17.16.020) (10,000 sf of lot area per unit)	8 dwelling units (Multiple dwelling units on a single lot must be contained within a single structure, except: a permitted accessory dwelling unit (ADU) may be established in a separate building if allowed by PTMC 17.16.020) (5,000 sf of lot area per unit)	16 units per 40,000 sf of lot area	24 units per 40,000 sf of lot area
MINIMUM AVERAGE HOUSING DENSITY (units per 40,000 square foot area)	—	—	10 units where a parcel and/or contiguous parcels under single ownership are 12,000 square feet in size or greater; minimum average density = 1 unit/4,000 sf	15 units
MAXIMUM NUMBER OF DWELLING UNITS IN ANY ONE STRUCTURE	4 (Note: limited structures with more than 4 dwellings per structure may be permitted through the PUD process, see Chapter 17.32 PTMC.)	—	No limit	No limit
MINIMUM LOT SIZE	10,000 sf = single-family detached	5,000 sf = single-family detached	3,000 sf = single-family detached; 5,000 sf = single-family attached (duplex); 2,500 sf = each unit for a zero lot line duplex; 7,500 sf = single-family attached (triplex); and 10,000 sf =	—

District	R-I	R-II	R-III	R-IV
			single-family attached (fourplex) and 12,500 sf = multifamily ¹	
MINIMUM LOT WIDTH	50'	50'	30' except: 100' = multifamily	—
MINIMUM FRONT YARD SETBACKS	20' except: 50' for barns and agricultural buildings	10' except: 20' for garages with vehicle access facing a street R-O-W 50' for barns and agricultural buildings	20' except: 10' w/side or rear parking/garages; garages with vehicle access facing a street R-O-W must be set back 20'; no setback for multifamily structures located within 200 feet of an abutting mixed use zoning district	20' except: 10' w/side or rear parking; no setback for multifamily structures located within 200 feet of an abutting mixed use zoning district
MINIMUM REAR YARD SETBACKS	20' except: 50' for barns & agricultural buildings 100' if abutting an R-II, R-III, or R-IV zoning district. 5' for ADUs provided the rear property line does not abut a street right-of-way and the ADU has no door or garage door facing rear property line	10' except: 100' for barns & agricultural buildings. 5' for ADUs provided the rear property line does not abut a street R-O-W and the ADU has no door or garage door facing rear property line	10' except: No setback for multifamily structures located within 200' of an abutting mixed use zoning district	15' except: 20' if directly abutting an R-I or R- II district No setback for multifamily structures located within 200' of an abutting mixed use zoning district

District	R-I	R-II	R-III	R-IV
<p>MINIMUM SIDE YARD SETBACKS</p>	<p>Minimum of 5' on either side, 10' for abutting a street R-O-W, 20' for garages with vehicle access facing a street R-O-W, 50' for barns & agricultural buildings, 100' if abutting an R-II, R-III, or R-IV zoning district</p> <p>5' for ADUs with no door or garage door facing side property line</p>	<p>Minimum of 5' on either side, 10' for abutting a street R-O-W, 20' for garages with vehicle access facing a street R-O-W, 100' for barns & agricultural buildings</p> <p>5' for ADUs with no door or garage door facing side property line</p>	<p>5' except: 10' for abutting a street R-O-W 20' for garages with vehicle access facing a street R-O-W</p> <p>No setback for multifamily structures located within 200' of an abutting mixed use zoning district</p>	<p>15' except: 20' if directly abutting an R-I or R- II district</p> <p>No setback for multifamily structures located within 200' of an abutting mixed use zoning district</p>
<p>MAXIMUM BUILDING HEIGHT</p>	<p>30'</p>	<p>30'</p>	<p>35'</p>	<p>35'</p>
<p>MAXIMUM LOT COVERAGE³</p>	<p>25% except 40% where an ADU is included in the lot</p>	<p>35% except 45% where an ADU is included in the lot</p>	<p>45%</p>	<p>50%</p>
<p>MAXIMUM FENCE HEIGHT²</p>	<p>Any lot line abutting a public R-O-W = 4'; any lot line not abutting a public R-O-W = 8'; rear abutting a public street R-O-W = 4'</p>	<p>Any lot line abutting a public R-O-W = 4'; any lot line not abutting a public R-O-W = 8'; rear abutting a public street R-O-W = 4'</p>	<p>Any lot line abutting a public R-O-W = 4'; any lot line not abutting a public R-O-W = 8'; rear abutting a public street R-O-W = 4'</p>	<p>Any lot line abutting a public R-O-W = 4'; any lot line not abutting a public R-O-W = 8'; rear abutting a public street R-O-W = 4'</p>

¹ In order to achieve the minimum density, a subdivision of parcels 12,000 square feet or greater shall not allow individual lots larger than 4,000 square feet unless it can be assured that the minimum density will be achieved.

² Maximum heights for up to 100 percent solid fences apply within any required front, side, or rear setback area or along the lot line except within the clear vision area; refer to Chapter [17.68](#) PTMC, Fences, Walls, Arbors and Hedges, for specific requirements. Standards apply to open and unopened right-of-way (r-o-w).

2023; Ord. 3306 § 1 (Exh F) Ord. 3042 § 1 (Exh. A), 2010; Ord. 3038 § 1 (Exh. A), 2010¹; Ord. 3035 § 5, 2010; Ord. 2982 § 2, 2008; Ord. 2967 § 4.2, 2008; Ord. 2939 §§ 1, 2, 2007; Ord. 2913 § 2, 2005; Ord. 2825 § 4, 2003; Ord. 2782 § 4, 2001; Ord. 2716 § 4.3, 1999; Ord. 2700 § 11, 1999; Ord. 2571 § 2, 1997).



³ Note: Impervious Surface over 40% requires engineered stormwater retention