

YAKIMA URBAN AREA ZONING ORDINANCE

15 Attachment 1

Table 5-1. Design Requirements and Standardstempfile_492

SITE DESIGN REQUIREMENTS AND STANDARDS			ZONING DISTRICTS													
			SR	R-1	R-2	R-3	HB	B-1	B-2	SCC	LCC	CBD	GC	AS	RD	M-1
DEVELOPMENT ON EXISTING LOTS OR PARCELS			See YMC 15.05.020 and 15.19.040													
LOT COVERAGE ¹			60%		80%			85%	90%	100%						
STANDARD STRUCTURE SETBACKS ⁶ (in feet)	FRONT	Arterials ²	60			40										
		Collector Arterials ²	50			30										
		Local Access ²	45													
		Private Road ²	37.50													
		Private Access Easement ³	10													
	SIDE	Arterials ²	50			40										
		Collector Arterials ²	40			30										
		Local Access ²														
		Private Road ²	32.50													
		Private Access Easement ³ , Alley, or Property Line ⁷	5		10 ⁸	0										
		Residential District ⁴	5			20					30					
	or 1/2 building height, whichever is greatest															
	REAR ⁶	Alley or Property Line	15	15	15	0										
		Residential District ⁴				20							30			
		or 1/2 building height, whichever is greatest														
MAXIMUM BUILDING HEIGHT (in feet)			35		50	35			50	N/A	50		N/A			
STANDARD FENCE HEIGHT ⁶			See YMC 15.05.020(G)													
STANDARD SCREEN HEIGHT	In Required Front Setbacks		Not Permitted													
	Behind Required Front Setbacks		15													

YAKIMA CODE

NOTES:

1. Landscaping may be required pursuant to YMC Ch. 15.06.
2. The setback is measured from the centerline of rights-of-way (or access easement, in the case of private roads). In the residential districts, the minimum front yard setback shall be twenty feet from the front property line and the minimum side yard setbacks shall be ten feet from the side property line abutting the right-of-way.
3. The setback is measured from the edge of the access easement.
4. Measured from abutting residential district.
5. Additional setbacks may be required to conform to sitescreening requirements in YMC Ch. 15.07.
6. The rear setback from arterials, collectors, and local access streets shall be the same as the front yard setback requirements from arterials, collectors, and local access streets, provided the required rear setbacks shall not be less than the required setbacks from the property line. (See also Note 3.)
7. Zero lot line dwelling units are allowed a zero-foot setback from one side property line not abutting a right-of-way. (See YMC Ch. 15.09.)
8. The minimum side yard setback in the R-3 zoning district for single-family homes, duplexes, and common-wall structures shall be five feet from property line.