



ADMINISTRATIVE ORDER #301211

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.50.020(1), Exception #(2) and (5)

Request for reduction of exterior setbacks and minimum lot width for zero lot line development. The development is proposed to consist of four units (two duplexes).

FINDINGS:

Section 20.50.020(1) governs density and dimensions for residential development in residential zones.

Section 20.50.020(1), Exception (2) allows setbacks and lot widths to “...*be modified to allow zero lot line developments.*”

Section 20.50.020(1), Exception (5) states: “*For developments consisting of three or more dwellings located on a single parcel, the building setback shall be 15 feet along any property line abutting R-4 or R-6 zones.*”

Section 20.20.060, definition of Zero Lot Line: “*The location of a building on a lot in such a manner that one or more of the building’s sides rest directly on a lot line.*”

The modification of setbacks for zero lot line development apply only to the interior setbacks within the development (code interpretation reference #5020061102). Exterior setbacks (those adjacent to parcels or right-of-way that are not a part of the development) may not be modified as these regulations are designed to protect neighboring properties and maintain the visual character of the streetscape.

The property is on a street corner, and abuts R-6 zoning on one side yard and the back yard. Once the property has been short platted, the four units will each be on their own parcel. Thus, there will not be three or more dwellings on a single parcel abutting an R-6 zone. However, a

similar development could be built without dividing the property, in which case the 15-foot setback would be required.

DECISION:

Lot width may be reduced for zero lot line development. Exterior setbacks may not be modified. If the property is platted prior to building permit application, the 15-foot setback along the property lines abutting R-6 zones will not be required. However, if building permit application is made prior to recording the final plat, the 15-foot buffer will be required.

Original signed by Tim Stewart 4/20/04

Director's Signature

Date