



CITY OF DAYTON / DEPARTMENT OF PLANNING

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RESIDENTIAL ZONING - GENERAL STANDARD REFERENCE

BE ADVISED - Not all residential zoning standards are contained in this handout.

[DMC Title 11 – Zoning](#) & [Ord. 1886](#) are available online.

DMC 11-03.030. Standards: Lot area, height, setback, lot coverage requirements and exceptions.

LOT AREAS, SETBACKS, STRUCTURE HEIGHTS AND LOT COVERAGE REQUIRED AND/OR PERMITTED	ZONES	
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Lot Area Minimum	10,800 sf	7,200 sf
Lot Width Minimum	80'	50'
Lot Depth Minimum	120'	100'
Principal Building Setbacks:		
Minimum front and rear yard setbacks for principal buildings including setbacks for front yards of a through lot	25'	20'
Minimum primary front (P), flank front (F) and rear (R) yard setbacks for Principal Buildings on a <u>corner lot</u> : P/F/R*	25'/15'/25'	20'/10'/20'
Minimum garage setback for <u>garage entry</u> . P and/or F*	25'/20'	20'/20'
Minimum side yard setback	10'	5'
Accessory Building Setbacks:		
Minimum front yard setbacks including setbacks for front yards of a lot and through lot:	25'	20'
Minimum primary front (P), and flank front (F) yard setbacks for an accessory buildings on a <u>corner lot</u> : P/F*	25'/20'	20'/15'
Minimum garage front setback for <u>garage entry</u> . P/F*	25'/20'	20'/20'
Minimum rear yard setback	10'	5'
Minimum side yard setback	10'	5'
Maximum Height (Hgt.) for structures and buildings (exceptions listed below in A, B, F, and G)		
<u>Fence Height</u> : (refer to section 11-03.065 for vision clearance area requirements)		
On back property or side property line or within the rear or side yard setback	6' Hgt.	6' Hgt.
Fences on the front property line(s) or in the front yard setback(s) area	4' Hgt.	4' Hgt.
<u>Buildings</u> , portions of buildings or structures <u>within 10 feet of a property line</u> , shall have a maximum height from the finished grade to the top of the wall plate:	10' Hgt.	10' Hgt.
<u>Buildings</u> , portions of buildings or structures <u>more than 10 feet but less than 20 feet from a property line</u> shall have a max. height from the finished grade to the top of the wall plate:	20' Hgt.	20' Hgt.
<u>Buildings</u> , portions of buildings or structures shall have a max. height from the finished grade to the top of the roof:	35' Hgt.	35' Hgt.
Lot Coverage - Maximum	40 %	50 %
Impervious surface – Maximum	65 %	65 %

* "Primary front" and "flank front" explained under the definition of "lot frontage", see bottom of page 3

BUILDING HEIGHT AND SETBACK EXCEPTIONS IN RESIDENTIAL ZONES. [DMC 11-03.030.](#) Standards continued.

- A. The building height limitations above in DMC 11-03.030 do not restrict the height of water reservoirs, church spires, and other similar structures or facilities.
- B. Cornices, eaves, chimneys, belt courses, leaders, sills, pilasters or other similar architectural or ornamental features; open balconies or unenclosed stairways not covered by a roof or canopy; and open, unenclosed porches, platforms, or landings not covered by a roof or canopy, which do not extend above the level of the first floor may extend or project into a required yard up to one foot.
- C. Open, unenclosed patios, terraces, courtyards and decks or similar surfaced areas, not covered by a roof or canopy, that do not extend more than 18 inches above the finished grade may occupy, extend or project into a required yard.
- D. If the principal residential buildings on both abutting lots have front or rear yard setbacks less than the required depth, the yard for the lot need not exceed the average yard depth of the setbacks on the abutting lots. In no case shall the front and rear yard setback be less than ten feet.
- E. On a steep site, a detached or attached garage may be constructed in a natural bank of earth without regard to front yard regulations, provided at least 75 percent of all exterior walls, except the front, are underground.
- F. One accessory structure that does not exceed 10 feet in height to the peak of the roof or 120 feet in floor area may be located within the rear yard setback.
- G. Accessory Dwelling Units (ADU's) shall be designed to preserve or complement the architectural design, style, and appearance of the principal structure with not less than two hundred twenty (220) gross square feet and no more than eight hundred (800) gross square feet of floor area. If detached from the primary residence, an exterior height of twenty five (25) feet to the top peak of the roof is allowed; providing, however, that all other the maximum lot coverage, setback and height limit limitations pursuant to DMC -11-03.030 are met. All owners must register their ADU with the city's Planning Department. An occupancy permit must be obtained, if required by building codes.
- H. Swimming pools, spas, and hot tubs: ... shall have a minimum setback of 5' from a property line and above ground swimming pools, spas, and hot tubs may be required to setback greater than 5' from a property line per DMC 11-03.030 setback/height restrictions. DMC 5-2.04, the International Property Maintenance Code Section 303 addresses the requirements for fencing and maintenance of swimming pools, spas and hot tubs. Sight triangles are applicable. *See DMC 11-03.030 for complete code.*

[DMC 11-03.050.](#) - BUILDING CONSTRUCTION—ALL BUILDINGS IN RESIDENTIAL ZONES.

- A. All buildings built or installed must:
 - 1. Be built to the International Building and Residential Building Code requirements, or must be a designated manufactured house;
 - 2. Meet the State Energy Code requirements;
 - 3. Be installed on and attached to a permanent foundation; and the permanent foundation of a building must meet the requirements for footings and foundations contained in the international and Residential Building Codes or, for a designated manufactured house the footings and foundations must:
 - a. Be installed below the frost line to the ground level as required in the Uniform Building Code; and
 - b. Be installed from the ground level to the house as required in the Washington Administrative Code and in the specifications provided by the manufacturer.
 - c. The area between the lowest inhabitable floor and the ground level at the perimeter of a designated manufactured house must be enclosed with solid material that provides an appearance similar to crawl space enclosures on permanent site-built single-family residences. The crawl space enclosure material and installation must meet the International and Residential Building Code requirements; and,
 - d. Be permanently attached to all required utilities.
- B. Temporary or mobile buildings may remain on a lot for up to 60 days of a twelve month period, except for:
 - A mobile or manufactured home in a mobile home park; or
 - ... a temporary construction office on the lot... .
 - An unoccupied recreational vehicle parked on lot of the owner's primary residence
 - Total combined floor area of two moveable structures is 250 ft. or less *See DMC 11-03.050 for complete code.*

DMC 11.03.065. - VISION CLEARANCE AREA REQUIREMENTS.

At street intersections and at intersections of streets and alleys, in the area adjacent to each intersection shall be maintained in a clear and open condition to provide for safe vision of traffic on the intersecting streets. The area shall include all areas within a sight triangle, measured ten feet back from the intersecting property lines along each street front or alley property line. Within this triangle area no fences, bushes, structures or other vision obstructing elements may be more than three feet higher than the finished grade of the adjacent streets and no signs, tree limbs or other vision obstructing elements may be less than eight feet above the finish grade of the adjacent streets.

[DMC 11-03.070.](#) - OFF-STREET PARKING. ... shall be located on the lot on which the use is located. **[DMC 11-08.020.](#) PARKING.** Single family – 2 parking spaces and duplex – 3 parking spaces total required. *See DMC 11-03.070 & 11-08.020 for complete code.*

[DMC 11-03.090.](#) - EXTERIOR LIGHTING. ... shall be shielded/directed away from adjacent property. Elevated lighting shall not exceed 15 ft. hgt. above grade, and scaled in size and intensity to match the area to be lit. *See DMC 11-03.090 for complete code.*

*****BE ADVISED – Not all ZONING DEFINITIONS are contained in this handout*****

See [DMC 11-01.050](#) for all zoning definitions

"Accessory dwelling unit" (ADU) means a habitable living unit created within, attached to, or detached from a principle single-family residence that provides the basic requirements of shelter, heating, cooking and sanitation within the unit. The primary dwelling or ADU must be occupied by the owner of property.

"Accessory use or structure" means a use or structure on the same lot, parcel or tract with and subordinate to the permitted principal use or structure. Examples of generally accepted and permitted accessory buildings and uses related to a primary residence are garages for vehicles owned and operated by residence occupants, ADU's, shops for hobby work or repairing personal property, garden buildings, shelters for pets.

"Alley" means a service drive providing a secondary means of access to abutting property and not intended for general traffic circulation.

"Basement" means the usable portion of a building that is below the first story of a building and at least partly below grade.

"Building" means a structure designed to be used to provide a place of business, residence, storage or shelter to occupants for the purposes of setback standards, it does not include minor utility structures, light poles, utility boxes, benches, signs or other similar structures.

"Building or structure height" means the average height vertical distance of each façade measured from the ground elevation of the finished grade (finished foundation(s)) to the highest point of the structure or building roof. For sloped property the average of the lowest and highest finished ground elevation along each facade shall be considered the point of measurement for the grade. Architectural elements that do not add floor area to a building such as chimneys, vents or antennae are not part of the height of a building, but all portions of the roof are included. Maximum height limits based on the proximity to property lines(s) are measured by calculating vertical distance from finished grade of an exterior wall to the top of the wall plate for only that portion of the building within the regulated height/setback area from a property line.

"Building, principal" means a building in which the principal use on the lot is conducted.

"Driveway" means an access which serves a single lot or parcel, and the structures or parking surface on the lot or parcel.

"Dwelling Unit, Duplex" means two dwelling units within one building on one lot, parcel or tract, designed for occupancy by two separate and independent households. This definition does not include ADU's.

"Dwelling Unit, Single Family" means any building which contains independent living facilities, including provisions for living, sleeping, eating, cooking and sanitation, intended for occupancy by not more than one family.

"Family" means a person or group of people who are related to each other by birth or marriage or adoption or related in another similar legally recognized manner or a household of up to five non-related people who are living in a single dwelling unit.

"Fence" means an accessory structure, including landscape planting, designed and intended to serve as a barrier, or as a means of enclosing a yard or other area or other structure, or to serve as a boundary feature separating two or more properties.

"Garage, private" means an accessory building or portion of a main building used for the parking or temporary storage of private automobiles, trailers, recreational vehicles, boats, or other vehicles owned or used by occupants of the residence or main building. Carports are also included in this definition.

"Grading" means any excavation, filling, removing the duff layer or any combination of top soils thereof.

"Grade, finished" means the average of the finished ground level at the center of each exterior facade of the building, unless otherwise specified.

"Impervious Surface" means any non-vertical surface artificially covered or hardened so as to prevent or impede the percolation of water in the soil mantle including, but not limited to, roof tops, tents, patios, swimming pools, roads, driveways, walkways and parking areas that are paved, graveled or soil compacted, but excluding landscaping and surface water retention/detention facilities.

"Lot" means a legally created parcel of land of at least sufficient size to meet minimum zoning requirements Such lot shall have frontage on an improved public street, or on an approved private street, See [DMC 11-01.050](#) for complete definition.

"Lot area" means the total horizontal area within the lot lines of a lot; however, the area contained in access easements, tracts or panhandles shall not be included in the lot area or any other lot size computation.

"Lot, corner" means a lot abutting on two intersecting streets other than an alley.

"Lot, coverage" means the portion of a lot that is occupied by all buildings and structures on the lot, including all roofed areas.

"Lot, developable" means a lot that provides a building site appropriate for the intended use when all physical characteristics, required improvements and all zoning requirements are considered.

"Lot frontage" means the portion of the lot where the lot line abuts a street or right-of-way. For the purpose of determining yard requirement on corner lot and through lots, all sides of a lot adjacent to street shall be considered a front yard. For a corner lot, the "primary front line" is the shorter of the two intersecting street lines and the "flanking front line" is the longer of the front lines, unless otherwise determined through a zoning interpretation by the Planning Director or approval of a zoning variance.

DEFINITIONS cont.

"Lot Lines" mean the property lines that establish the boundaries of lots. (*Amended – Ord 1873A - 2/9/2015*)

"Lot Line, Front": The boundary line(s) that abuts street right of way(s), but not an alley.

"Lot Line, Rear": The line opposite, most distant and most parallel with the front lot line. For irregularly shaped lots, a line ten (10) feet in length within the lot and farther removed from the front line and at right angles to the line comprising the depth of the lot shall be used as the rear lot line.

"Lot Line, Side": All lot lines which do not qualify as a rear or front lot line.

"Lot of record" means a lot which is part of a subdivision recorded in the office of the Columbia County Assessor, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

"Lot, through" means a lot other than a corner lot with frontage on more than one street excluding an alley and may also be referred to as a double frontage lot.

"Manufactured house"(MFD) means a residential structure constructed to the National Manufactured Housing Construction and Safety Standards (HUD standards) *See DMC 11-01.050 for complete definition.*

"Mobile home" means a self-contained dwelling unit with its own independent sanitary facilities, that is intended for year-round occupancy, *See DMC 11-01.050 for complete definition.*

"Mobile Home, Class A" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and *See DMC 11-01.050 for complete definition.*

"Mobile Home, Class B" means a mobile home constructed after July 1, 1976, that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not ... qualify as a Class A Mobile Home. *See DMC 11-01.050 for complete definition.*

"Modular house" means a residential structure built of conventional materials to Residential Building Code Standards and local codes applicable to site-built homes *See DMC 11-01.050 for complete definition.*

"Nonconforming lot, use or structure" means lot, use or structure created, used or constructed conforming with codes at the time established, which no longer meet the requirements of the zone... . *See DMC 11-01.050 for complete definition*

"Occupancy or use" means the purpose for which a lot or building is used or intended to be used.

"Parking, off-street" means a space providing parking for vehicles with related access to a public street or alley.

"Setback" means the minimum distance that buildings/structures, or uses, must be set back from a property line. In no event shall any structure, fence or paved area encroach upon public right-of-way.

"Skirting" means material used covering the undercarriage of a MFD/mobile home *See DMC 11-01.050 for complete definition.*

"Single-family house" means a residential building containing one residential dwelling unit designed to be owned or rented as a residence and for occupancy by one family.

"Structure" means anything which is built or constructed (above or below grade), an edifice of building of any kind, or any piece of work artificially built-up or composed of parts joined together in some definite manner excluding vehicles, lawn/yard furniture, statuary, utility boxes/lights, minor utility apertures, planter boxes, fences seventy-two inches (72" or 6-foot) or under in height, and residential tent structures.

"Tent Structure, Residential" means a canopy, not exceeding four hundred (400) square feet, or a tent, not exceeding two hundred (200) square feet, consisting of a metal or plastic frame, covered with canvas or other similar material, used in a residential zone. A canopy is defined as an enclosure or other shelter which is open without sidewalls or drops on seventy-five percent (75%) or more to the perimeter. A tent is defined as an enclosure or shelter with twenty-five percent (25%) or greater sidewalls or drops on its perimeter. A canopy greater than four hundred (400) square feet or a tent greater than two hundred (200) square feet shall be subject to all building and fire codes.

"Vacation rental" - Rental of single family house for vacation use, one or more days by a family as defined in this title.

"Vision clearance area" means a triangular area on a lot at the intersection of two streets, or of a street and an alley within which landscaping and structures that would block the vision of oncoming pedestrians or traffic on the other street are prohibited.

"Yard" means an open space on a lot or parcel which is required to be unoccupied and unobstructed from the ground upward to the sky by any structure except fences, platforms, walks and other customary yard ornaments and furniture.

"Yard, front" means the area extending across the full width of the lot required on each portion of a lot facing a street front.

"Yard, rear" means the area extending across the full width of the lot facing an adjacent property or alley right-of-way and generally on the opposite side of the lot from the front yard.

"Yard, side" means the area extending across the full width of the lot facing an adjacent property and generally at a right angle to the front yard, not including the front yards of a corner lot or a through lot.