



CITY OF DAYTON / DEPARTMENT OF PLANNING

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RESIDENTIAL ZONING - GENERAL STANDARD REFERENCE

Not all zoning provisions are contained in this handout.

A complete copy of Title 11 for Zoning is available online at www.daytonwa.com

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

The lot areas, setbacks, structure heights and lot coverage required or permitted in residential zones, and additional specific standards are listed below:

Lot Areas, Setbacks, Structure Heights and Lot Coverage Required or Permitted	ZONES	
	AR	UR
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 corner lot: P/F/R	25'/15'/25'	20'/10'/20'
Minimum garage setback for garage entry. 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 corner lot: P/F	25'/20'	25'/20'
Minimum garage front setback for garage entry. P/F	25'/20'	25'/20'
Minimum rear yard setback	10'	5'
Minimum side yard setback	10'	5'
Maximum Height for structures and buildings (exceptions listed below):		
Fence Height: (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'	6'
Fences on the front property line(s) or in the front yard setback(s) area	4'	4'
Buildings, portions of buildings or structures within 10 feet of a property line	10'	10'
Buildings, portions of buildings or structures more than 10 feet but less than 20 feet from a property line	20'	20'
Buildings, portions of buildings or structures 20 feet or more from the property line	35'	35'
Lot Coverage - Maximum	40%	50%
Impervious surface – Maximum	65%	65%

Building height and setback exceptions in residential zones.

- A. The building height limitations in Chart 120 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.

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:
 - 1. A mobile or manufactured home in a mobile home park; or
 - 2. After a building permit has been obtained, a temporary construction office or a recreational vehicle that serves as the residence for an owner/builder who is building a residence on the lot can be placed on the lot and can remain on a lot for the term of the construction work or one year, whichever is shorter, unless extended as a conditional use to accommodate a longer construction period; or
 - 3. An unoccupied recreational vehicle or travel trailer parked on a land parcel that includes the primary residence of the owner of the recreational vehicle or travel trailer: or
 - 4. Two movable buildings including garden storage buildings, provided:
 - The height of the building measured to the peak do not exceed ten feet,
 - The siding must be similar in appearance to siding material commonly used on residential buildings,
 - The roof must have a 3:12 or steeper pitch with roofing material similar in appearance to roofing material commonly used on residential buildings,
 - The floor area of all moveable structures on a lot cannot exceed 250 square feet.

DMC 11-03.060 - LIMITS ON BUSINESSES.

It is the intent of this chapter to permit any legal economic activity in a residential unit to the extent that the business activity does not detract from the residential character of the neighborhood and the activity does not create a nuisance (noise, odors, visual blight, etc.) to neighbors. Businesses in residential zones must conform to the following requirements:

- A. Unless the business use is a conditional use authorized in this chapter and the business has been specifically reviewed and approved, the business must be a use that is accessory to a principal residential use and the area used only for the business use cannot occupy more than 40 percent of the gross floor area of all structures on a lot;
- B Traffic and parking volumes created by the business may not create a detrimental effect on the surrounding residential uses and generally should not exceed ten vehicles arriving and departing per day and should not result in on street parking that takes up parking space beyond the lot frontage where the business is located;
- C. The business may not produce odor, gas, vibrations, noise, magnetic interference, or other elements that are detrimental to the surrounding residential uses;
- D. The noise level of the work in the business may not exceed normal residential noise levels;
- E. No items related to the business may be stored outside;
- F. The business may not employ on-site more than two people who are not residents of the dwelling unit on the lot where the work is occurring;
- G. No business related window displays, or exterior displays are permitted and no structures can be built on the lot that reflect any use other than a residential use; and
- H. Identification signs may not exceed three square feet in area and may not rotate, flash, be internally lighted or include changing image, changing message or message boards or be installed on a roof.

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.

The intent of parking requirements in residential zones is to maintain the residential character of the area and to reduce congestion on the street. The amount of off-street parking spaces required for each use is listed in Chapter 11-08 . Parking in residential zones shall be located on the lot on which the use is located.

DMC 11-03.080- LANDSCAPING—REQUIRED.

The intent of the landscaping requirements in residential zones is to decrease the potential negative effect of higher-density residential uses and intensity of nonresidential uses on lower-density residential uses.

- A. All multifamily developments, mobile home parks and commercial uses in residential zones must provide landscaping and screening including a street tree on each street frontage and one additional tree for every 50 lineal feet of street frontage.
- B. In addition to these general requirements, refer to Section 11-08 for landscaping, screening, lighting and surfacing requirements for surface parking and outdoor storage areas which are larger than 2,500 square feet.

DMC 11-03.090. - EXTERIOR LIGHTING.

Exterior lighting in residential zones shall be shielded and directed away from adjacent property. Elevated exterior lighting shall not exceed a height of 15 feet above finished grade, and shall be scaled in size and intensity to match the magnitude of the area to be lit.

DMC 11-01.050 - DEFINITIONS AND INTERPRETATION OF LANGUAGE.

- A. The words and phrases set out in this article, unless the context of the title otherwise requires, shall have the meaning provided herein:

*****ONLY DEFINITIONS REGARDING CONSTRUCTION & SETBACKS IN RESIDENTIAL ZONES INCLUDED*****

SEE COMPLETE CODE FOR ALL APPLICABLE CODES

"Abut" means to be contiguous with or touching property lines or right-of-way

"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.

"Bed and breakfast guest house" means a dwelling unit which serves as the primary residence for the owner/operator within in which three to no more than five (3-5) bedrooms are available for paying guests. Nightly lodging accommodations may serve guests and/or travelers for a period of no longer than thirty days and may serve breakfast only to those people registered to use the facility for lodging.

"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 vertical distance 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 ground elevation shall be considered the point of measurement. 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(s) 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.

"Day care" means child care facilities, including: family day care homes, mini-day care centers, and day care centers, defined as:

- **"Family day care home"** means a person regularly providing care during part of the twenty-four-hour day to six (6) or fewer children in the family abode of the person or persons under whose direct care the children are placed.
- **"Mini-day care center"** means a person or agency providing care during part of the twenty-four-hour day to twelve or fewer children in a facility other than the family abode of the person or persons under whose direct care the children are placed, or for the care of seven through twelve children in the family abode of such person or persons.
- **"Day care center"** means a person or agency that provides care for thirteen or more children during part of the twenty-four-hour day.

"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, Multifamily Residential" means three or more dwelling units within one building, designed for occupancy by three or more households on one lot, parcel or tract.

"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.

"Emergency" means any situation arising from sudden and reasonably unforeseeable events beyond the control of the source, including acts of God, which situation requires immediate corrective action to restore the norm. An emergency shall not include noncompliance to the extent caused by lack of preventative maintenance.

"Emergency Construction" means construction necessary to protect property from damage by the elements. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow full compliance with development processes. Emergency construction does not include development of new permanent structures where none previously existed. Where new structures are deemed by the Planning Director to be the appropriate means to address the emergency situation, upon abatement of the emergency situation the new structure shall be removed or any permit which would have been required, absent an emergency, obtained. All emergency construction shall be consistent with the policies of the Comprehensive Plan. As a general matter, flooding or other seasonal events that can be anticipated and may occur but that are not imminent are not an emergency;

"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.

"Farming, general" means the cultivation, breeding, raising and production for commercial purposes of plants, animals, fish and products from plants, animals and fish, but excluding feedlots.

"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.

"Floodplain" means any land area susceptible to being inundated in a 100-year flood (base flood) as delineated in the "flood boundary and floodway map."

"Floodway" means, as delineated in the "flood boundary and floodway map," the channel of a watercourse and adjacent land areas that must be kept open in order to permit the discharge of a 100-year flood without raising the surface elevation more than one foot.

"Floor area" means total floor area within the walls of all buildings on a lot or building site, except for the spaces therein devoted to vents, shafts and light courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles.

"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 all exterior walls of the building, unless otherwise specified.

"Historic Structure" means any building, portion of a building, bridge, ship, railroad car, dam, or any other structure that is either listed in the National Register of Historic Places or located in a registered historic district or listed on the Dayton's local register for historic places.

"Home business or occupation" means a business, or professional enterprise conducted within a dwelling or accessory building by the occupants of the dwelling and the commercial use is incidental and accessory to the primary residential use of the premises and the commercial activity does not alter or detract from the residential character of the residence or the neighborhood.

"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 for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of a single lot of record; a portion of a lot of record; a combination of complete lots of record or a parcel of land described by metes and bounds; provided, that in no case of division or combination shall any residual lot or parcel be created that does not meet the requirements of this title.

"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.

"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" means a residential structure constructed to the National Manufactured Housing Construction and Safety Standards (HUD standards) that is built off-site and transported to the building site, in accordance with state and federal requirements and is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis and (iii) exceeds forty (40) feet in length and eight (8) feet in width. This definition does not include mobile, modular homes or recreational vehicles.

"Mobile home" means a self-contained dwelling unit with its own independent sanitary facilities, that is intended for year-round occupancy, and is composed of one or more major components which are mobile in that they can be supported by wheels attached to their own integral frame or structure and towed by an attachment to that frame or structure over the public highway under license or by special permit.. This definition does not include a manufactured home, modular homes or recreational vehicles.

"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 that satisfies each of the following additional criteria:

1. The home is new;
2. The home is no less than twenty (20) feet wide and has a length not exceeding four (4) times its width;
3. The pitch of the home's roof has a minimum vertical rise of one (1) foot for each five (5) feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in standard residential construction;
4. The exterior siding consists of wood, hardboard, or aluminum (vinyl covered or painted, but in no case exceeding the reflectivity of white paint) comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
5. A continuous, permanent masonry foundation, un-pierced except for required ventilation and access, is installed under the home; and
6. The tongue, axles, transporting lights and removable towing apparatus are removed after placement on the lot and before occupancy.

"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 satisfy the criteria necessary to qualify the house as a Class A Mobile Home.

"Modular house" means a residential structure built of conventional materials to Residential Building Code Standards and local codes applicable to site-built homes that is built off-site and transported to the building site for final assembly on a permanent foundation.

"Noise" means the intensity, duration and character of sound from any and all sources.

"Nonconforming lot, use or structure" means lot, use or structure created, used or constructed in conformance with codes at the time established, which as the effective date of this ordinance no longer meet the minimum requirements of the zone in which it is located.

"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.

"Recreational vehicle or travel trailer" means a vehicle designed primarily for recreational camping, travel or seasonal use which has its own motive power or is towed by another vehicle, including, but not limited to: travel trailer, park trailer, folding camper trailer, motor home, multi-use vehicles, or truck camper.

"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 a permanent material used to cover the undercarriage of a manufactured or mobile home and made of similar material, color, and pattern as the siding, or of some other material which is similar in appearance to site built foundations.

"Single-family house" means a residential building containing one residential dwelling unit designed 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.

"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.