

Chapter 19.30

R – RESIDENTIAL DISTRICTS

19.30.010 Purpose.

The following Residential districts (R districts) are intended to provide land for single-unit residences, middle housing, and other complementary uses which serve the neighborhood and have been deemed compatible with residential character. Middle housing brings inherent public benefits such as increased housing supply and choice, housing at relatively more “attainable” price points, increased walkability, and transportation-supportive neighborhoods. The R districts are depicted on the City’s Official Zoning Map. (Ord. 2721 § 9, 2018; Ord. 2699 § 5, 2016; Ord. 2480 § 3, 2008).

1. Residential 1. The purpose of the Residential 1 land use designation is to provide land for detached single-unit residences, duplexes, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space.
2. Residential 2. The purpose of the Residential 2 land use designation is to provide land for detached single-unit residences, duplexes, triplexes, fourplexes, other middle housing types up to four units, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space.
3. Residential 3. The purpose of the Residential 3 land use designation is to provide land at efficient densities for all middle housing types and other complementary uses, while still allowing for detached single-unit residences, and encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. These lots serve as a transitional zone between the predominately detached single-unit residences, and the denser multi-family developments of Residential 4.
4. Residential 4. The purpose of the Residential 4 land use designation is to provide land at efficient densities for middle housing, multifamily residences, and other complementary uses, while still allowing for detached single-unit residences, and encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. These lots serve as a transitional zone between the other Residential land use designations, and denser mixed-use developments.

19.30.015 Applicability.

A. Development standards in this Chapter 19.30 are applicable to all development in the Residential districts, as well as to any middle housing or single-unit development in other districts.

B. Nonconforming Structures. Structures that no longer comply with development standards as of June 30, 2025 are allowed. Only in the case of loss of the structure due to fires or other natural disasters may the structure be rebuilt within 12 months to the pre-existing nonconforming standards.

19.30.020 Uses.

A. Allowable uses within the R districts are identified in Table 19.30.020 below, as now or hereafter amended.

B. Permitted Use (P). Where the letter “P” appears in the box at the intersection of the column and the row, the use is allowed in that district subject to applicable conditions or other standards (if any) listed in the “conditions/reference” column to the right and the review procedures specified in MTMC Title 18, Land Use Planning and Development, and the general requirements of the code.¹⁸, Land Use Planning and Development, and the general requirements of the code.

C. Conditional Use (C). Where the letter “C” appears in the box at the intersection of the column and the row, the use is allowed subject to applicable conditions or other standards (if any) listed in the “conditions/reference” column to the right and to the conditional use review procedures specified in MTMC Title , Land Use Planning and Development, and the general requirements of the code.

D. Use Not Permitted (). Where no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

For uses containing a superscript number ^(x), refer to the applicable condition in the “conditions/reference” column to the right.

Use	R-1	R-2	R-3	R-4	Additional Provisions
	840 0 720 0	480 0	RM L	RM M	
RESIDENTIAL					
Bed and breakfast inns / boarding and rooming houses				P	
Cottage housing		P ¹	P	P	Subject to MTMC 19.32 ¹ These units are allowed when using Affordability Bonus MTMC 19.30.045.C

Courtyard apartments		P ¹	P	P	Subject to MTMC 19.32 ¹ These units are allowed when using Affordability Bonus MTMC 19.30.045.C
Duplex	P	P	P	P	Subject to MTMC 19.32
Fourplex	P ¹	P	P	P	Subject to MTMC 19.32 ¹ These units are allowed in R-1 when using Affordability Bonus MTMC 19.30.045.C
Fiveplex		P ¹	P	P	¹ These units are allowed in R-2 when using Affordability Bonus MTMC 19.30.045.C
Group home institutions	C	C	C	C	
Group homes	C	C	C	C	
Halfway houses				C	
Juvenile foster homes	P	P	P	P	
Multi-household dwellings			P	P	
Nursing homes				P	
Residential care facilities	C	C	C	P	
Retirement centers, congregate care facilities				P	
Single-household residential	P	P	P	P	Subject to MTMC 19.31
Sixplex		P ¹	P	P	¹ These units are allowed in R-2 when using Affordability Bonus MTMC 19.30.045.C

Triplex	P ¹	P	P	P	¹ These units are allowed in R-1 when using Affordability Bonus MTMC 19.30.045.C
Townhomes	P	P	P	P	Subject to MTMC 19.32
Youth shelters	C	C	C	C	Class II youth shelters shall be separated from senior housing by 500 feet. Both Class I and II youth shelters require a conditional use permit.
GENERAL SERVICES					
Day care centers	C	C	C	C/A	
Higher education facilities	C	C	C	C ³	³ Side and rear yards shall each be a minimum of 30 feet. All outdoor lights shall be so arranged as to direct the light away from any adjacent properties.
Schools preschool through 12th grade	C ³	C ³	C ³	C ³	³ Side and rear yards shall each be a minimum of 30 feet. All outdoor lights shall be so arranged as to direct the light away from any adjacent properties.
Disaster emergency facilities	P/C ⁵	P/C ⁵	P/C ⁵	P/C ⁵	⁵ Temporary facilities are a permitted use; permanent facilities are a conditional use.
Fire/aid car stations	C	C	C	C	
Libraries	P	P	P	P	
Municipal office buildings				C	
Police stations	C	C	C	C	
Public utility facilities	P/C ²	P/C ²	P/C ²	P/C ²	² If development contains more than 25,000 square feet of gross area, a conditional use permit is required.

Recycling collection stations	C	C	C	C	
Private clubs and lodges	C ⁴	C ⁴	C ⁴	C ⁴	⁴ All structures shall be set back 20 feet from property lines. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking. All lights provided to illuminate parking areas or buildings shall be so arranged as to direct the light away from any adjoining properties.
Religious facilities	C ⁴	C ⁴	C ⁴	C ⁴	⁴ All structures shall be set back 20 feet from property lines. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking. All lights provided to illuminate parking areas or buildings shall be so arranged as to direct the light away from any adjoining properties.
Health care offices/clinics				P/C ⁶	⁶ Allowed as a permitted use up to 5,000 square feet in any single building. Within this category, any use of 5,000 square feet or greater in any single building shall be allowed up to 10,000 square feet only under a conditional use permit. A “single building” for the purpose of the identified land use category in this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element.
Hospitals/emergency clinics				C	

Veterinarian clinics/hospitals				P/C ⁶	⁶ Allowed as a permitted use up to 5,000 square feet in any single building. Within this category, any use of 5,000 square feet or greater in any single building shall be allowed up to 10,000 square feet only under a conditional use permit. A “single building” for the purpose of the identified land use category in this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element.
Wireless telecommunication facilities			P	P	Wireless telecommunication facilities are subject to a special use permit – wireless (SP-W), as required by Chapter 19.137 MTMC.
Sexually oriented adult businesses/adult entertainment establishments					
RECREATION AND TRANSPORTATION					
Golf course	C ⁷	C ⁷	C ⁷	C ⁷	⁷ Access to at least a minor arterial street is required. Commercial use or development accessory to the golf course is limited to a pro shop for the sale and rental of golf equipment, a driving range, eating/drinking establishment, meeting/assembly rooms and administrative office.
Parks, public	P	P	P	P	
Performing arts centers				P	
Rapid transit stations				C	
Public recreational facilities	P	P	P	P	
Private recreational facilities	C ⁸	C ⁸	C ⁸	C ⁸	⁸ Located within 500 feet of a collector, minor arterial, or principal arterial right-of-way as designated on the current

					adopted City of Mountlake Terrace Transportation Master Plan.
ACCESSORY USES					
Home occupations	P	P	P	P	Subject to MTMC 19.120.230.
Accessory dwelling unit	P	P	P	P	Subject to MTMC 19.31.050
Accessory structures, nonresidential	P	P	P	P	Subject to MTMC 19.120.130
Adult family home	P	P	P	P	Subject to MTMC 19.120.230.
Adult or child day care (with religious facility, school, recreation facility or library)	P	P	P	P	
Day care	P	P	P	P	Subject to MTMC 19.120.230.
Greenhouses, noncommercial	P	P	P	P	
Gym, dance/fitness studio				P	
Parking lots				P	
Storage buildings	P	P	P	P	Subject to MTMC 19.120.130
Swimming pools/hot tubs	P	P	P	P	

19.30.030 Dimensional requirements.

A. Dimensional requirements, as identified in this section, shall apply to all buildings and lots in the R districts, except as otherwise specifically provided by this chapter.

B. Dimensional requirements for lots and buildings in R districts are set forth in the following dimensional requirements table; provided, that lesser areas or distances may be allowed subject to meeting the requirements of MTMC 19.30.035, as applicable, or as otherwise specifically allowed under this title or MTMC Title 17 and greater areas or distances may be specifically required under certain provisions of the MTMC.

Dimensional Requirements Table 19.30.030

	R-1 R-8400, R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Lot Standards (applicable to parent lot)				
Lot Area Min, sf	4800 square feet			
Lot Width at Building Setback Line, Min	45 feet			
Lot Width at Street, Min	30 feet			
	Exception for flag/panhandle lots: 12 feet			
Mean Lot Depth Min	70 feet	60 feet		
Lot Coverage by Structures (including ADUs)				
Maximum Lot Coverage (percent of lot area)	45%	50%	60%	65%
Additional Lot Coverage for Bonuses	+5% Lot coverage bonuses are not cumulative.			
Floor Area Ratio (FAR)				
Maximum Floor Area Ratio (FAR)	1 unit: 0.5 2 units: 0.6	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0	1 unit: 0.5 2 units: 0.6 3 units: 0.8 4 units: 1.0 5 units: 1.2 6+ units: 1.4	
Additional FAR for “Stack” Housing Form Type	+ 0.5			
Maximum FAR with Affordability Bonus MTMC 19.30.045.C	3 units: 0.8 4 units: 1.0	5 units: 1.2 6 units: 1.4	1.8	2.4
Additional FAR for other Bonuses in MTMC 19.30.045	On site tree retention: +0.1			
	Sustainability Certification: +0.1			
	Alleys: +0.2			
	Midblock Connections: Half block: +0.2, Full block: +0.4			
	Improved Parking Courts: +0.1			
	Shared driveways: +0.1			
Density				
Maximum Density	1 unit per 2400 sf of lot area	1 unit per 1200 sf of lot area	No max	
Maximum Density with Affordability Bonus MTMC 19.30.045.C	1 unit per 1200 sf of lot area	1 unit per 800 sf of lot area		

Accessory Dwelling Units	Two ADUs may be allowed on any lot in addition to the maximum density above. See MTMC 19.30.50.B.			
	R-1 RS 8400, RS 7200	R-2 RS 4800	R-3 RML	R-4 RMM
Building Height Standards				
Maximum Building Height at Front of Lot	3 stories, 35 feet		3 stories, 35 feet	
			Exception for “Stack” Housing Form Type: 4 stories, 45 feet	
			With Bonuses: 4 stories, 45 feet	
Maximum Building Height at Rear of Lot	2 stories, 25 feet		3 stories, 35 feet	
	With Bonuses: 3 stories, 35 feet		With Bonuses: 4 stories, 45 feet	
Exceptions to Maximum Heights	<p>1. A structure to access the roof shall not be included in the maximum building height, so long as the structure is set back at least 5 feet from the required yard setbacks. Such structure shall be primarily for access to the rooftop and may include mechanical equipment, or other ancillary items, but shall not include livable floor space.</p> <p>2. Where solid walls (or parapets) are used for enclosing a rooftop deck, they may project a maximum of four feet above the height limit; provided, that:</p> <p style="margin-left: 40px;">a. Such walls are set back at least 5 feet from the edge of any required side yard setback; and</p> <p style="margin-left: 40px;">b. Where the rear yard abuts a lower intensity district, such walls are set back at least 5 feet from the required rear yard setback.</p> <p>3. Where fall protection walls or railings for rooftop decks are at least 80 percent transparent and no component is more than 5 feet in height from the rooftop deck, they shall not be included in the maximum building height.</p> <p>4. Photovoltaic panels may project up to 4 feet above the maximum building height.</p>			
	R-1 R-8400, R-7200	R-2 R-4800	R-3 RML	R-4 RMM
Building Setback Standards				
Minimum Front Yard Setback	15 feet	1-2 units: 15 feet 3-4 units: 10 feet	10 feet	5 feet

	Reduction for shared parking areas behind Rows: 3 feet. (per MTMC 19.32.060.C)		
	Reduction for Bonuses: 5 feet total. Front yard bonuses are not cumulative.		
	Garage setbacks: Refer to Chapter 19.32.020		
Minimum Rear Yard Setback	15 feet	1-2 units: 15 feet 3-4 units: 10 feet	10 feet
	Reduction for buildings or portions of buildings under 15 feet tall: 5 feet. No other rear yard setback bonuses may be combined with this exception.		
	Reduction for Bonuses: 5 feet total. Rear yard bonuses are not cumulative.		
Minimum Side Yard Setback	5 feet, Except 10 feet for any side yard on a corner lot that is adjacent to a street but is not the front yard		1-2 story portions: 3 feet 3 story portions and corner lots: 5 feet 4 story portions: 7 feet
	Exception to levels with primary unit entries: 7 feet minimum where the side yard is used for pedestrian access to rear units, except where infeasible due to location of existing structure.		
	Reduction for Bonuses: 2 feet total. Side yard bonuses are not cumulative. In no case may a side setback be reduced below 3 feet.		
Building Separation for buildings on the same lot	10 feet		
	Exception for separation between two single-story buildings: 6 feet		

(Ord. 2721 § 10, 2018; Ord. 2699 § 6, 2016; Ord. 2529 § 1, 2010).

19.30.035 Lot area and dimensional calculations.

A. The lot dimensional requirements in MTMC [19.30.030](#) apply to the parent lot, not the smaller “unit lots” created in a unit lot subdivision.

B. Regardless of the minimum lot area required under MTMC [19.30.030](#), a subdivision may include one lot that does not meet minimum lot requirements; provided, that the lot would have an area that is at least 90 percent of the required minimum lot area of the underlying district and would meet all other dimensional requirements of MTMC [19.30.030](#)(C). (Ord. 2721 § 11, 2018; Ord. 2697 § 2, 2016; Ord. 2529 § 2, 2010).

C. Building Height is regulated in both front and rear portions of the lot. “Building Height at Front of Lot” is measured in the front 75% of mean lot depth. “Building Height at Rear of Lot” is measured in the rear 25% of mean lot depth.

19.30.040 Special regulations.

- A. A manufactured home shall be permitted to locate on any residential lot when it meets the development standards of this title and all other applicable regulations for single units are met.
- B. Accessory dwellings shall comply with MTMC [19.30.050](#), as now or hereafter amended.
- C. Accessory buildings (non-residential) shall comply with MTMC 19.120.130.
- D. Animals are allowed subject to the provisions of MTMC Title [6](#).
- E. A storage building for a legally established nonresidential use may be permitted under the following conditions: (1) it is on the same lot as the nonresidential use; (2) it is constructed of materials similar to the building that comprises the primary nonresidential use on the lot; and (3) it is for a purpose that is consistent with the residential character of the neighborhood.
- F. The locational and area standards of this chapter and of any other regulations in this title pertaining to development under this chapter do not have to be met on individual lots, parcels or tracts developed under the provisions of Chapter [17.09](#) MTMC, Fee Simple Unit Lot Subdivisions; provided, that they are met on the collective lots, parcels and/or tracts in a fee simple unit lot subdivision and that all standards otherwise applicable to the outer perimeter of individual lots (e.g., setbacks, landscaping and buffers) are met around the outer perimeter of the fee simple unit lot subdivision. (Ord. 2660 § 5, 2015; Ord. 2547 § 8, 2010; Ord. 2480 § 3, 2008).

19.30.045 Development bonuses.

A. Applicability. Within Residential districts, development standard bonuses are available for developments that provide specific public benefits outlined in this section MTMC 19.30.045.

In exchange for the specified public benefits, the project can utilize the development standards bonuses described in Table 19.30.030. The bonuses have been crafted to offer value to middle housing development, while achieving the intended public benefits while maintaining compatibility with neighborhood scale and residential patterns. Multiple bonuses may be combined on a site, subject to the standards in Table 19.30.030.

B. Purpose. The bonus program aims to go beyond the typical benefits of middle housing by incentivizing additional contributions aligned with community priorities and Comprehensive Plan Vision 2044 goals. The program focuses on the following public benefits:

1. Affordable housing – per MTMC 19.30.045.C
2. On-site tree retention – per MTMC 19.30.045.D
 - Trees provide shade and habitat, reduce the impacts of development on storm drainage systems, and enhance the visual appearance of neighborhoods.
3. Sustainability certification – per MTMC 19.30.045.E
 - Sustainability Certification ensures that projects sustainably and efficiently reduce use of the earth's resources
4. New alleys – per MTMC 19.32.045.F & 19.32.090.A

- The purpose of alleys is to offer opportunities to consolidate parking, garbage, and service access at the rear of lots, reduce conflicts with primary pedestrian zones and support walkable and active street frontages. Alleys can enhance site layout flexibility while maintaining a neighborhood-compatible form.
5. Midblock Connections – per MTMC 19.32.045.G & 19.32.090.B
 - The purpose of these connections is to provide vital non-motorized linkages across long blocks, connecting two streets by enabling pedestrian and bicycle access through sites. They may also accommodate limited vehicle access, such as parking access.
 6. Improved Parking Courts – per MTMC 19.32.045.H & 19.32.090.C
 - The purpose of these spaces is to provide for enhanced aesthetics and use of parking areas for more than auto-oriented purposes, such as pedestrian access, visiting with neighbors, informal play space, and many other uses.
 7. Shared driveways – per 19.32.045.I
 - The purpose of shared driveways is to reduce curb cut dimensions and potential conflicts with pedestrians on sidewalks, supporting walkable and active street frontages.

C. Affordable Housing Bonus. A development may receive bonuses (increased density, lot coverage, FAR, and height, as well as setback reductions per Table 19.30.030) for providing affordable housing consistent with MTMC 3.96 at the following minimum amounts:

1. R-1 district: One or more affordable units per lot.
2. R-2 district: Two or more affordable units per lot.
3. R-3 and R-4 districts: Twenty percent or more of total units per lot must be affordable.

D. On-site Tree Retention Bonus. A development may receive bonuses (increased lot coverage, FAR, and height, as well as setback reductions per Table 19.30.030) for providing on-site tree retention. Eligible projects must:

1. Meet the quality standards of MTMC 19.130.140, and
2. Perform the minimum tree retention requirements in MTMC 19.130.170.D on-site. Tree replacement and/or tree fees in lieu are not eligible for the bonus.

E. Sustainability Certification Bonus. A development may receive bonuses (increased lot coverage, FAR, and height, as well as setback reductions per Table 19.30.030) for providing Sustainability Certification. To be eligible for the bonus, new developments and major renovations shall be designed, constructed, and certified to meet or exceed standards of one or more of the following rating systems:

1. Passive House, per Phius or International Passive House Institute
2. Living Building Petal Certification, per Living Futures Institute
3. LEED Gold, per United States Green Building Council (USGBC)
4. Built Green
5. Evergreen Sustainable Development Standard (ESDS)

F. Alleys. A development may receive bonuses (increased lot coverage, FAR, and height, as well as setback reductions per Table 19.30.030) for providing alleys or portions of alleys at the rear of the lot. Eligible alleys must meet the following criteria:

1. Eligible locations are under the discretion of the City Engineer.
2. Design standards per MTMC 19.32.090.A.
3. Right of way dedication. The alley or portion of alley must be dedicated as a public right-of-way at the point in time when it is either connected to a street or connected to other alley segments which connect directly to the street, as determined by the City Engineer. Until that time, the land will be a reserved right of way dedication and a non-buildable area.
 - a. For the purposes of calculating lot coverage and FAR, the original lot area before dedication may be used.

G. Midblock Connections. A development may receive bonuses (increased lot coverage, FAR, and height, as well as setback reductions per Table 19.30.030) for providing Midblock Connections. Midblock connections must meet the following criteria:

1. Eligible locations are under the discretion of the City Engineer, but may include the following:
 - a. Connecting two existing streets in the middle two-thirds of a block greater than 300 feet long,
 - b. Connecting a cul-de-sac to another street or cul-de-sac, or
 - c. Extending incomplete existing streets.
2. Design standards per MTMC 19.32.090.B
3. Easement. A 16 feet wide public access easement must be recorded on the property.

H. Improved Parking Courts. A development may receive bonuses (increased lot coverage, FAR, and height, as well as setback reductions per Table 19.30.0) for providing Improved Parking Courts. They may not count towards required open space. Improved Parking Courts must meet the following criteria:

1. Provide parking access for two or more units.
2. Design standards per MTMC 19.32.090.C

I. Shared driveways. A development may receive bonuses (increased lot coverage, FAR, and height, as well as setback reductions per Table 19.30.0) for providing shared driveways. Shared driveways must meet the following criteria:

1. Provide parking access to parking stalls or garages on abutting parent lots, or to 4 or more parking stalls or garages on parent lots greater than 14,000 SF.

19.30.050 Accessory dwellings.

A. The intent of this section is to:

1. Broaden housing options within the City;

2. Provide homeowners with a means of accommodating extended families or obtaining rental income, companionship, security, or services through tenants in either the accessory dwelling unit or principal (i.e., primary) unit of the single-family dwelling; and
3. Retain the neighborhood character of surrounding single-family homes.
4. Provide lower-cost “attainable” housing by creating smaller units throughout the R district.

B. Accessory dwelling units are permitted on a lot, provided the following requirements are met:

1. Density. Two accessory dwelling units may be allowed on any lot. They are not counted as dwelling units in the Residential districts.
 - a. Exception. The provisions of this section do not apply to lots designated with critical areas or their buffers as designated in Title 16, Environment.
2. Size and Scale. The square footage of the accessory dwelling unit shall be a minimum of 200 square feet and a maximum of 1000 square feet, excluding any garage areas. Adding attached or detached accessory dwelling units to a lot may increase the maximum total floor area on the site by up to the following amounts, regardless of exceeding FAR lot coverage standards for the district:
 - a. Adding one ADU: 1000 square feet
 - b. Two ADUs: 2000 square feet
3. Location. Accessory dwelling units may be added to or included within the principal unit (therefore referred to as an ADU) or located in a detached structure (referred to as a DADU).
4. Height. Maximum height for ADUs is set forth in the Dimensional Requirements Table 19.30.030 which does not separately regulate accessory dwelling units differently than other units or buildings.
5. Setbacks. Minimum setbacks and building separation distances for ADUs are set forth in the Dimensional Requirements Table 19.30.030. No setback is required from any alley.
6. Garage conversions. Conversion of an existing garage into an accessory dwelling unit is permitted, even in cases where the garage does not conform to the current development standards, including setbacks.
7. Parking. Parking requirements are set forth in Chapter 19.125 Off-street Parking & Loading.
8. Utilities. Separate utilities are required for an accessory dwelling unit per MTMC 15.05.330.
9. Street improvements. Street improvements are not required when building an accessory dwelling unit on a lot with an existing house.

C. Accessory dwelling units shall comply with all standards for health and safety as provided in Chapter [15.05](#) MTMC, as now or hereafter amended, and any other applicable chapters of this code, except as specifically granted otherwise.

D. Permitting. An accessory dwelling unit shall not be permitted unless the property owner has applied for and been issued a building permit by the Department.

E. Elimination of an accessory dwelling unit may be accomplished by the property owner recording with the Snohomish County Auditor's office a certificate identifying the property's address and that the accessory dwelling unit no longer exists on the property, and providing a copy of the certificate to the City. (Ord. 2480 § 3, 2008).19.30.060

RS 4800 district standards.

Repealed.

19.30.065 Transitional (RS-T) district.

Repealed.

19.30.070 Cottage housing.

Repealed.

19.30.075 Criteria for private recreation facilities – Conditional use permits.

A. Hours of operation for outdoor activities shall not extend into nighttime hours when sounds can be declared a nuisance affecting public peace, referenced in Chapter [8.20](#) MTMC.

B. Outdoor recreation facility lighting shall be turned off during nighttime hours, referenced in Chapter [8.20](#) MTMC.

C. Light fixture height maximum shall be determined based on recreation use and addressed through the conditional use permit review process.

D. All lights provided to illuminate parking areas, buildings, and outdoor facilities shall be shielded and arranged to direct light away from any adjoining properties in accordance with MTMC [19.120.030](#).

E. Fences must comply with MTMC [19.120.200](#). The first 12 feet in height (ground up to 12 feet) of fencing shall be site obscuring. For example, chain-link fencing with slats, mesh, or solid wood fencing would be considered appropriate.

F. Traffic impact analysis (TIA) is required each time a private recreation facility is proposed in a single-unit residential zone as part of the conditional use permit review.

G. A minimum of one off-street loading/unloading space shall be provided, subject to MTMC [19.125.080](#).

H. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking.

I. All structures shall be set back 20 feet from property lines.

J. Buildings associated with private recreation facility uses shall not exceed 35 feet in height as defined in Chapter [19.15](#) MTMC.

K. The minimum lot area required to locate a private recreation facility is 1.5 acres. The maximum lot size to locate a private recreation facility is three acres.

L. For private recreation facility uses, the maximum lot coverage by structures required is 45 percent of lot area.

M. For private recreation facility uses, the maximum impervious surface allowed is 75 percent. (Ord. 2840 § 8, 2024).

19.30.080 Residential design standards.

The development of all dwellings within the R districts shall comply with the Residential Design Standards in MTMC 19.32 upon the effective date of the ordinance adopting this section. Such standards do not apply to dwellings legally established prior to June 30, 2025, except as provided by the nonconformance provisions of this title for building alterations and replacement.

19.30.090 Off-street parking and driveways.

Parking requirements are set forth in Chapter 19.125 Off-Street Parking and Loading.

Driveway standards are set forth in the Engineering Design Manual (EDM).

19.30.100 Electric vehicle charging station level 2, home preparation.

Repealed. Moved to Chapter 19.125 Off-Street Parking and Loading.

19.30.110 Low impact development (LID).

Repealed by Ord. 2721. (Ord. 2697 § 3, 2016).

19.30.120 Outdoor open space.

A. Outdoor open space must be provided consistent with the following:

1. Singles, Slots, Rows: 60 square feet of private open space per unit.
2. Stacks: none required.
3. Courts: 20 percent of the lot area as common open space.

B. Common and private open space must conform to the design standards in MTMC 19.32.020.G.

19.30.130 Neighborhood commercial services.

A. “Neighborhood commercial services” shall mean “commercial services” as defined in MTMC [19.15.040](#) excluding any facilities that provide services or products for motor vehicles in a manner that is more than incidental and, furthermore, excluding any facilities that provide drive-up or drive-through service.

B. Neighborhood commercial services in any single building shall not exceed a total of 5,000 square feet in area unless approved up to 10,000 square feet in area under a conditional use permit. A “single building” for this purpose shall include any buildings that are located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element. (Ord. 2542 § 2, 2010; Ord. 2480 § 4, 2008).