

| RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS | | | | | | | |
|--|--------------|-------------------------|------------------------|--------------|------------------------|-------------------|-------------------|
| STANDARD | RR | RS-10 | RS-6.5 | HM | RS-5 | RM | RMA |
| Minimum Property Size or Land Requirements by Unit Type (1) | | | | | | | |
| Single-family detached, (1) | 5 acres (16) | 10,000 sf | 6,500 sf | 5,000 sf | 5,000 sf | 3,500 sf | N/A |
| Single-family, attached (14)(1) | N/A | N/A | N/A | N/A | 2,800 sf | 2,400 sf | 1,800 sf |
| Duplex (1) | N/A | 14,000 sf Corner lot | 8,000 sf Corner lot | N/A | 7,000 sf Corner lot | 4,800 sf | 3,600 sf |
| Multi-family, Studio and 1-bedroom units | N/A | N/A | N/A | N/A | N/A | 2,000 sf/ unit | 1,500 sf/ unit |
| 2-and 3 bedroom units | N/A | N/A | N/A | N/A | N/A | 2,400 sf/ unit | 1,800 sf/ unit |
| 4+ bedroom units | N/A | N/A | N/A | N/A | N/A | 3,000 sf/ unit | 2,200 sf/ unit |
| Minimum Lot Widths: Detached S-F Attached Units | N/A N/A | 65 ft N/A | 50 ft N/A | 35 ft N/A | 40 ft 20 ft | 30ft 20 ft | None None |
| Minimum Lot Depth | N/A | 100 ft | 80 ft | 65 ft | 70 ft | 60 ft | None |
| Setbacks (4): | | | | | | | |
| Minimum Front (4) | 20 ft | 20 ft | 15 ft | 15 ft | 15 ft | 15 ft | 12 ft |
| Maximum Front Setback | None | None | None | None | None | (14) | (14) |
| Minimum Interior: single-story (4) | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft | 10 ft (5) | 10 ft (5) |
| Minimum Interior: two or more stories (4) | 8 ft | 8 ft | 8 ft | 6 ft | 6 ft | 10 ft (5)(6) | 10 ft (5)(6) |
| Minimum Building Separation | N/A | N/A | N/A | N/A | (12) | (12) | (12) |
| Min. Garage or carport vehicle entrance (10) | 20 ft | 20 ft | 20 ft (7) | 20 ft (7) | 20 ft (7) | 20 ft (7) | 20 ft (7) |
| Maximum Height (8) | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft | 45 ft | 60 ft (15) |
| Maximum Lot Coverage (9) | 20%(11) | 50% | 60% | 60% | 60% | 70% | 70% |
| Minimum Open Space | N/A | N/A | N/A | N/A | N/A | (13) | (13) |
| Min. Landscaped Area | None | (2) | (2) | (2) | (2) | (3) | (3) |

N/A means not applicable.

- (1) Section 3.220 bonus provisions may reduce minimum lot size and area, such as alley access.
- (2) All yards adjacent to streets.
- (3) All yards adjacent to streets plus required open space.
- (4) Additional setbacks may be required, see Sections 3.230-3.330 and the buffer matrix at 9.210; exceptions to Setbacks for Accessibility Retrofits are in Section 3.263; Zero-Lot Line standards are in Sections 2.365 and 2.370.
- (5) Except for single-family homes (attached and detached) or duplexes, which must have a minimum setback of 3 feet for one-story dwellings and 5 feet for two-story dwellings.
- (6) More than 3 stories = 10 feet plus 3 feet for each story over 3 per unit requirements. Multiple-family developments must also meet the setbacks in Section 8.270(1).
- (7) Garage front setback for non-vehicle-entrance = 15 ft, except in RR and RS-10 zoning districts where the setback shall be 20 ft.
- (8) See exceptions to height restrictions, Section 3.340.
- (9) Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures.
- (10) See Table 2 for garages with alley access.
- (11) Maximum lot coverage for parcels 20,000 square feet or less is 50%. The configuration of any development on a lot 20,000 square feet in size, or less, in an RR zoning district that covers more than 20 percent of the parcel on which it is proposed, should be located such that it does not preclude a later division of the parcel.
- (12) The minimum separation between multi-family buildings on a single parcel shall be 10 feet for single-story buildings and 20 feet for two-story or taller buildings.
- (13) Ten or more units require open space. See Section 8.220.
- (14) See Section 8.240 for standards.
- (15) When multiple-family developments abut a single-family use or zone, the setback shall be one foot for each foot of building height. See Section 8.270(1).
- (16) A property line adjustment between two existing RR properties may be allowed as long as no new lots are created and the resulting properties are at least 20,000 square feet and approval of a septic system has been obtained by Benton County.