

Chapter 14.16 – MULTIFAMILY RESIDENTIAL (R20) ZONING DISTRICT

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14.16.010 - Purpose.

The purpose of the R20 zoning district is to:

- A. Provide an alternative to conventional single family housing types, forms and densities to address the rising cost of housing in Duvall, encourage the development of workforce housing, and provide more rental opportunities;
- B. Promote attractive, high quality, and high density development consistent with design guidelines.
- C. Encourage in-fill to accommodate existing and future population growth.

14.16.020 - Permitted uses.

Permitted uses in the R20 zoning district are:

- A. Adult family home;
- B. Assisted living facility;
- C. Carriage housing;
- D. Cottage or other innovative housing development;
- E. Day care facility
- F. Dwelling unit, attached;
- G. Dwelling unit, detached;
- H. Dwelling unit, multifamily;
- I. Pea-patches;
- J. Work force housing;
- K. Recreational trail, nonmotorized;
- L. Park, public or private.

14.16.030 - Accessory uses.

Accessory uses in the R20 zoning district are permitted if they are incidental to a primary dwelling unit on the same lot or an adjacent lot owned by the same property owner and established solely for the property owner's use. Sale of either lot individually shall make the accessory use of the lot void. Detached structures accommodating accessory uses shall not be allowed in the front yard.

Accessory uses in the R20 zoning district are as follows:

- A. Accessory Buildings (community room, cabana, etc.)
- B. Family day care;
- C. Home occupation (see DMC Chapter 14.54);
- D. On-site rental office;
- E. Pools;
- F. Garages;
- G. Antennae or satellite dish for private telecommunication services;
- H. Storage sheds;
- I. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the Director.

14.16.040 - Conditional uses.

Uses permitted in the R20 zoning district subject to conditional use permit are:

- A. Community residential facility;
- B. Bed and breakfast;
- C. Cultural facilities, including libraries, museums, arboretums, conference centers, community centers;
- D. Governmental services (police, court, fire, City Hall or similar local government offices not including public works yard or sewer treatment plant);
- E. K-12 schools, public or private;
- F. Religious institutions;
- G. Subregional utility substations;
- H. Wireless facilities attached to an existing building or structure (see DMC Chapter 14.56).

14.16.050 - Development standards.

- A. The following density and dimension requirements apply to the R20 zone.

Table 14.16.050A Density and Dimension Requirements

Minimum density	14 dwelling units per net acre
	A minimum of 60% of units shall be attached A minimum of 20% of units shall be attached if cottage units
Maximum density	20 dwelling units per gross acre
	A minimum of 50% of units shall be attached
Minimum lot area in square feet	0 for multifamily units; 2,250 average for detached units
Minimum street setback	10 feet from back of sidewalk ¹
Minimum interior setback	0/5 feet for attached dwelling units; 5/5 feet for single-family detached dwelling units
Rear yard setback	15 feet ²
Alley and tract setback	5 feet ³
Minimum lot width	20 feet for attached units; 25 feet for detached units
Maximum building coverage	75%
Maximum impervious surface	85%
Maximum height	35 feet ^{4,5}

1. Porches or stoops may project up to two feet into the required front yard setback.
 2. Rear yard setback does not apply to alley loaded lots.
 3. The setback is intended for sixteen (16) to twenty (20) alleys and tracts.
 4. Three floors allowed.
 5. See DMC Chapter 14.64 for building height calculations.
- B. DMC 14.34 Design Guidelines, DMC 14.64 Additional Development Standards and Public Works Design Standards also apply to the R20 zone.

- C. All development within the R20 zone district shall be developed in accordance with a master development plan through the site plan review process established in DMC Chapter 14.08. The plan must demonstrate that the site is being developed in an integrated and cohesive manner, and include elements such as alley loaded residential units, pedestrian connections, and usable open space in the residential portions, and pedestrian scaled buildings, plazas, and outdoor seating in any commercial portions of the site.