

Chapter 14.14 Multi-Family Residential (R12) Zoning District

- 14.14.010 Purpose.**
- 14.14.020 Permitted uses.**
- 14.14.030 Accessory uses.**
- 14.14.040 Conditional uses.**
- 14.14.050 R-12 to R-4 Transition**
- 14.14.060 Development standards.**

14.14.010 Purpose.

The purposes of the R12 zoning district are to:

- A. Provide for neighborhoods of compact single-family, multi-family and cottage style dwelling units at a density of 12 units per gross acre and consistent with design guidelines;
- B. Create attractive and livable neighborhood environments for family life; allow for the development of affordable housing; provide for public amenities such as passive and active recreation areas, open space and trails;
- C. Implement provisions of the Comprehensive Plan related to multi-family residential areas and affordable housing.
- D. Provide for the development of housing types, forms and densities that are an alternative to conventional single-family detached development patterns, provide an alternative to traditional single-family detached and attached housing products, and to promote attractive, high-quality residential development by allowing a greater degree of flexibility in the development standards.
- E. To provide for the integration of new development into the existing community while protecting and preserving the character of the surrounding neighborhood.
- F. Encourage innovative neighborhood design.

14.14.020 Permitted uses.

Permitted uses in the R12 zoning district are:

- A. Adult family home
- B. Cottage or other innovative housing development
- C. Carriage housing
- D. Dwelling unit, attached
- E. Dwelling unit, detached
- F. Dwelling unit, multi-family
- G. Recreational trail, non-motorized
- H. Pea-patch's
- I. Park, public or private
- J. Senior citizen assisted living facility

14.14.030 Accessory uses.

Accessory uses in the R12 zoning district are permitted if they are incidental to a primary dwelling unit. Structures housing accessory uses shall not be allowed in the front yard. Such uses are:

- A. Family day care
- B. Home occupation/industry (See DMC 14.54)
- C. On-site rental office
- D. Pools

- E. Garages
- F. Antennae or satellite dish for private telecommunication services
- G. Storage of yard maintenance equipment for private use
- H. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.
- I. Accessory uses permitted in the R-12 zone are allowed if they are incidental to a 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.

14.14.040 Conditional uses.

Uses permitted in the R12 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, camouflaged (See DMC 14.56)

14.14.050 R-12 to R-4 Transition.

To provide for the integration of new development into the existing community while protecting and preserving the character of the surrounding R-4 neighborhood. New developments in the R12 zone shall provide the following:

- A. A 25 foot building setback adjacent to developed R-4 properties;
- B. Access from an internal road network;
- C. Transition of densities from existing R4 neighborhoods.

14.14.60 Development standards.

All development within the R-12 zone district shall be developed in accordance with a master development plan through the site plan review process established in DMC 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 portion, and pedestrian scaled buildings, plazas, and outdoor seating in the commercial portion of the site.

Table 14.14.060.A Minimum Lot Area and Site Requirements.

Minimum density	8 dwelling units per gross useable acre ⁽¹⁾ A minimum of 20% of units shall be attached
Maximum density	12 dwelling units per gross useable acre ⁽¹⁾ A minimum of 20% of units shall be attached
Minimum lot area in square feet	0 for Multi-family units 2,500 square foot average for detached units
Minimum street setback	10 feet from back of sidewalk. ⁽²⁾
Minimum interior setback	0/5 feet for attached dwelling units; 5/5 feet for single family detached dwelling units ⁽⁸⁾
Rear yard setback	15 feet ^{(3) (8)}
R-12 to R-4 Transition building setback	25 feet ^{(4) (8)}
Alley and tract setback	5 feet ⁽⁵⁾
Minimum lot width	20 feet for attached units 30 feet for detached units
Maximum building coverage	60%
Maximum impervious surface	75%
Maximum impervious coverage – Binding Site Plan ^(*)	75% ⁽⁹⁾
Maximum height	35 feet ^{(6) (7)}

- (1) See DMC 14.42.090 Density Credit
- (2) Porches or stoops may project up to two feet into the required front yard setback.
- (3) Rear yard setback does not apply to alley loaded lots.
- (4) See DMC 14.14.050
- (5) The setback is intended for 16-20 alleys and tracts.
- (6) Three floors allowed.
- (7) See DMC 14.64 for building height calculations.
- (8) Projects using the binding site plan process for residential units shall meet the same setbacks.
- (9) Maximum Impervious surface (Gross area minus sensitive areas)
- (*) Subtract right-of-way. Example: 100,000 square feet – 20,000 square feet of ROW = 80,000 square feet X 75% = 60,000 square feet of impervious coverage allowed.

B. See additional development standards in accordance with DMC Chapter 14.

Chapter 14.16 – MULTIFAMILY RESIDENTIAL (R20) ZONING DISTRICT

Sections:

<u>14.16.010</u>	Purpose.
<u>14.16.020</u>	Permitted uses.
<u>14.16.030</u>	Accessory uses.
<u>14.16.040</u>	Conditional uses.
<u>14.16.050</u>	Development standards.

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/Community Gardens;
- 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 gross 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% ⁽⁶⁾
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.
6. **Maximum impervious surface (Gross area minus sensitive areas)**

- 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.

Chapter 14.18 Mixed Use 12 (MU12) Zoning District

14.18.010	Purpose.
14.18.020	Permitted uses.
14.18.030	Accessory uses.
14.18.040	Conditional uses.
14.18.050	R12 to R4 – R6 transition.
14.18.060	Timing of commercial development.
14.18.070	Master Development Plan.
14.18.080	Development standards.

14.18.010 Purpose.

The purposes of the Mixed Use 12 (MU12) zoning district are to:

- A. Provide land for neighborhood oriented retail, service, business, office, and entertainment uses in mixed use developments which complement, enhance, and support residential and other land use provisions of the Comprehensive Plan;
- B. Provide economic, employment, and housing opportunities in mixed use developments that incorporate traditional pedestrian-oriented development patterns and elements, including building location, architectural design, construction materials, and site features that are harmonious with Duvall's character;
- C. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all mixed use projects.
- D. Ensure that the commercial and residential areas are planned concurrently and are complementary to each other.
- E. Provide for the development of housing types, forms and densities that are an alternative to conventional single-family detached development patterns, provide an alternative to traditional single-family detached and attached housing, and to promote attractive, high-quality residential development by allowing a greater degree of flexibility in design, development standards and practices.
- F. Provide for the integration of new development into the existing community while protecting and preserving the character of the surrounding neighborhood.
- G. Encourage innovative neighborhood design.
- H. Ensure that the commercial and residential portions of the site develop in a coordinated manner.
- I. Provide for the coordinated development of the properties at the intersection of 3rd Avenue NE and NE 143rd Place to create a neighborhood commercial district to serve future residential development.

14.18.020 Permitted uses.

Each building in the MU12 zoning district shall be limited to 45,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted.

Allowed uses in the MU12 zoning district are:

- A. Adult family home in the portion of the project designated for residential use

- B. Animal service facilities, including veterinary clinics, grooming services
- C. Auto parts stores
- D. Civic uses such as senior and youth centers, and libraries
- E. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- F. Day care facilities, including family day care in a residential unit
- G. Dwelling units on upper floors above ground floor commercial
- H. Dwelling units, attached or detached, at a maximum of 12 units per acre for the portion of the site not containing commercial development. A minimum of 60 percent of the units in the residential portion of a mixed use development shall be attached. Densities in excess of 12 units per acre are permitted in the commercial portion of a site if they are constructed as upper story units.
- I. Eating and drinking establishments without drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, bakeries
- J. Equipment rental (e.g., recreational), no outside storage
- K. General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- L. Grocery stores (up to 20,000 square feet)
- M. Indoor sports facilities including bowling centers, fitness centers, sports clubs, swimming pools
- N. Lodging facilities, including hotels, motels, bed & breakfasts
- O. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- P. Parks, public or private
- Q. Pea patch farms
- R. Recreational trails, non-motorized
- S. Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- T. Governmental services (court, police facility, fire facility, city hall or similar local government not including public works yards or sewer treatment plants)
- U. Religious institutions (not including K-12 schools); the commercial requirement is not required for religious institutions
- V. Repair shops, including bicycles, electronics, jewelry (no heavy machinery or auto repair)
- W. Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores; fabric, appliances
- X. Senior citizen assisted living facilities
- Y. Social service facilities, including social service offices, adult and child day care, residential care facilities
- Z. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- AA. Specialty light industrial / manufacturing < 7,500 square feet
- BB. Wireless facilities attached to an existing building or structure, camouflaged (see DMC 14.56).

14.18.030 Accessory uses.

Accessory on-site uses in the MU12 zoning district are:

14.18 Mixed Use 12 (MU12) Zoning District

March 14, 2013

Page 2 of 4

- A. Antennae or satellite dish for private telecommunication services
- B. Drive thrus for banks, pharmacies, and dry cleaners, except that such use shall not be permitted between a building and street.
- C. Employee recreation facility and play area
- D. Employee daycare facility
- E. Employee café or cafeteria operated in conjunction with a principally permitted use
- F. Family day care
- G. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- H. Home occupation/industry in a residential unit (See 14.54)
- I. Pea-patch farms,
- J. Sidewalk café (See 14.64.230)
- K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the Director.

14.18.040 Conditional uses.

Uses permitted in the MU12 zoning district subject to conditional use permit are:

- A. Buildings greater than 45,000 square feet
- B. Eating and drinking establishments with drive-thrus, including restaurants, coffee shops,
- C. Grocery stores up to 30,000; square feet
- D. Public or private K-12 schools
- E. Public works yard
- F. Retail sales of building, hardware and garden
- G. Specialty light industrial/manufacturing > 7,500 square feet
- H. Subregional utility
- I. Transit park and ride lot

14.18.050 R-12 to R4-R6 Transition.

To provide for the integration of new development into the existing community and to protect the character of surrounding R-4 and R-6 neighborhoods, new developments in the MU12 zone shall provide the following:

- A. A 25 foot building setback adjacent to developed R-4 and R-6 properties; and
- B. Access from an internal road network; and
- C. Transition of densities from existing R4 and R-6 neighborhoods.

14.18.060 Timing of Commercial Development.

The commercial and residential portions of a mixed use site shall be constructed concurrently unless the developer establishes a phasing plan through a development agreement as follows: construction shall commence within five years of entitlement of the residential portion and completed within ten years unless the applicant demonstrates that market conditions warrant an extended time period to ensure successful commercial development. If the commercial portion of the site is deferred, the applicant shall grade and landscape the site in accordance with the City's landscape standards.

14.18.070 Master Development Plan.

All development within the MU 12 zone shall be developed in accordance with a master development plan through the site plan review process established in DMC 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 portion, and pedestrian scaled buildings, plazas, and outdoor seating in the commercial portion of the site.

14.18.080 Development Standards.

A. General Provisions

1. On MU12 lots, a minimum of 25 percent of the usable lot area shall be developed as ground floor commercial. The ground floor commercial shall be developed at a minimum floor area ratio of .20 based on the gross lot area of the commercial portion of a mixed use site.
2. A minimum of 50 percent of the street frontage of a mixed use site shall be dedicated to ground floor commercial uses.

Table 14.18.080.A Minimum Lot Area and Site Requirements.

Minimum density	8 units per gross usable acre for the non-commercial portion of the property
Maximum density	12 units per gross usable acre for the non-commercial portion of the property
Unit Type Requirement	A minimum of 20% of the non-commercial portion of the property shall be attached residential units
Minimum lot area in square feet	2,500 square feet commercial; 0 for Multi-family units; 2,500 square feet average for detached units
Minimum street setback	10 feet for residential portion of property ⁽¹⁾⁽⁵⁾ 0-20 feet for commercial portion of property (see DMC 14.34, Design Guidelines)
Minimum interior setback	0/5 feet if attached; 5/5 feet if detached; see 14.38 for landscape perimeter requirements ⁽⁵⁾
Rear yard setback (Residential)	15 feet ⁽⁵⁾⁽⁶⁾
Minimum setback between residential and commercial portion of site	10 feet
MU12 to R4-R6 Transition building setback	25 feet ⁽²⁾⁽⁵⁾
Minimum lot width	– 20 feet for attached units and 30 feet for detached units
Maximum impervious surface	75% for residential area ⁽⁷⁾ ; 85% for commercial area ⁽⁷⁾
Maximum impervious coverage – Binding Site Plan ^(*)	75% for residential area; 85% for commercial area
Maximum building coverage	60% for residential area
Maximum height	35 feet for residential ⁽³⁾⁽⁴⁾ 45 feet for commercial, retail and upper story residential ⁽³⁾⁽⁴⁾

- (1) Porches on non-habitable entry features may project up to 2 feet into the required front yard setback. This provision provides incentives for porches without taking up building envelope space for the dwelling unit.
- (2) See DMC 14.18.050
- (3) Three floors allowed
- (4) See DMC 14.64
- (5) Projects using the binding site plan process for residential units shall meet the same setbacks.
- (6) Rear yard setback does not apply to alley loaded lots.
- (7) **Maximum impervious surface (Gross area minus sensitive areas)**
- (*) Subtract right-of-way and **sensitive areas**. Example: 100,000 square feet – 20,000 square feet of ROW = 80,000 square feet X 75% = 60,000 square feet of impervious coverage allowed.

B. See additional development standards in accordance with DMC Chapter 14.

Chapter 14.19 Mixed Use Institutional (MU-I) Zoning District

- 14.19.010 Purpose.**
- 14.19.020 Permitted uses.**
- 14.19.030 Accessory uses.**
- 14.19.040 Conditional uses.**
- 14.19.050 Development standards.**

14.19.010 Purpose.

The purposes of the Mixed Use Institutional (MU -I) zoning district are to:

- A. Provide educational, economic, employment, and upper story housing opportunities in developments that incorporate traditional pedestrian-oriented development patterns and elements, including building location, architectural design, construction materials, and site features that are harmonious with Duvall's character;
- B. Provide locations for institutional uses, such as city facilities. libraries, parks and public and private colleges;
- C. Provide locations for institutional uses, such as city facilities. libraries, parks and public and private colleges;
- D. Provide economic, employment, and upper level housing opportunities in developments that incorporate traditional pedestrian-oriented development patterns and elements, including building location, architectural design, construction materials, and site features that are harmonious with Duvall's character;
- E. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, usable open space, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all mixed use projects.

14.19.020 Permitted uses.

Buildings in the MU-I zoning district are limited to 65,000 square feet as a permitted use.

Buildings greater than 65,000 square feet are subject to a conditional use permit.

- A. Animal service facilities, including veterinary clinics, grooming services, doggy day cares (all facilities indoor)
- B. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- C. Day care/Preschool facilities
- D. Dwelling units on upper floors above commercial on ground floor
- E. Eating and drinking establishments without drive-thrus, including restaurants, cafes, pubs, wine bars, bars, coffee shops, bakeries
- F. General business and professional offices, including financial institutions, offices for off-site manufacturing and construction uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- G. Grocery stores (up to 20,000 square feet)
- H. Flex/Tech; limited to 15,000 square feet per use for manufacturing, wholesale, retail, and office uses in an enclosed building with no noise or odor impacts,
- I. Indoor recreation facilities including bowling centers, fitness centers, sports clubs, swimming pools, gymnastics centers
- J. Public or private two or four year colleges

DMC 14.19 Mixed Use Institutional (MUI) Zoning District

2017 Update

Page 1 of 3

- K. Lodging facilities, including hotels, motels, bed & breakfasts
- L. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- M. Parks, public or private
- N. Recreational trails, non-motorized
- O. Personal services, including beauty and nail salons, barber shops, tanning salons, dry cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- P. Governmental services (court, police facility, fire facility, city hall or similar local government not including public works yards or sewer treatment plants)
- Q. Religious institutions (not including K-12 schools),
- R. Repair shops, including bicycles, electronics, jewelry
- S. Retail sales, including of apparel and accessories, auto parts, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores; fabric, appliances
- T. Schools, including public and private K-12 schools and colleges
- U. Senior citizen assisted living facility
- V. Social service facilities, including social service offices, adult and child day care, residential care facilities
- W. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- X. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area).
- Y. Wireless facilities attached to an existing building or structure, camouflaged (see DMC 14.56).

14.19.030 Accessory uses.

Accessory on-site uses in the MU – I zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Drive thrus for banks, pharmacies, and dry cleaners
- C. Employee recreation facility and play area
- D. Employee daycare facility
- E. Employee café or cafeteria operated in conjunction with a principally permitted use
- F. Family day care
- G. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- H. Home occupation/industry (See 14.54)
- I. Private gardens, pea-patch farms, fish or wildlife ponds
- J. Sidewalk café (See 14.64.230)
- K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the Director.

14.19.040 Conditional uses.

Uses permitted in the MU-I zoning district subject to conditional use permit are:

- A. Buildings greater than 65,000 square feet
- B. Bulk retail
- C. Flex/Tech Uses greater than 15,000 square feet per business
- D. Grocery stores greater than 30,000 square feet maximum
- E. Private colleges

- F. Public or private K-12 schools
- G. Retail sales of building, hardware and garden supplies
- H. Subregional utility
- I. Transit park and ride lot

14.19.050 Development standards.

Table 14.19.050.A Minimum Lot Area and Site Requirements.

Minimum density	NA, upper story residential only
Maximum density	Upper story residential only; limited by building height, parking and other site requirements.
Minimum lot area in square feet	0 square feet
Minimum street setback	0-20 feet ⁽¹⁾
Minimum interior setback	5 feet
Minimum lot width	25 feet
Maximum impervious surface	85% ⁽⁵⁾
Maximum height	50 feet ^{(3) (4)}

- (1) See DMC 14.34, Design Guidelines
- (2) See DMC 14.38.100, Landscape Standards
- (3) See DMC 14.64 Additional Development Standards for height calculations
- (4) Three floors allowed on the uphill side and four floors allowed on the downhill side
- (5) **Maximum impervious surface (Gross area minus sensitive areas)**

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards

Chapter 14.20 Midtown (MT) Zoning District

- 14.20.010 Purpose.**
- 14.20.020 Permitted uses.**
- 14.20.030 Accessory uses.**
- 14.20.040 Conditional uses.**
- 14.20.050 Development standards.**

14.20.010 Purpose.

The purposes of the Midtown (MT) zoning district are to:

- A. Provide transition between Old Town and Commercial;
- B. Provide land for retail, service, business, office, and entertainment uses which complement, enhance, and support residential and other land use provisions of the Comprehensive Plan
- C. Provide economic, employment, and housing opportunities in developments that incorporate traditional development patterns and elements, including building location, architectural design, construction materials, and site design that are in keeping with Duvall's character;
- D. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all commercial projects.
- E. Ensure that future mixed-use development complements and enhances Old Town and adjacent residential areas; and
- F. Ensure that development is in keeping with the Duvall City Wide Visioning Plan and the Duvall Downtown Sub Area Plan.

14.20.020 Permitted uses.

All buildings in the Midtown zoning district shall be limited to 35,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the MT zoning district are:

- A. Adult family homes
- B. Auto parts stores
- C. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- D. Day care facilities
- E. Dwelling units on upper floors
- F. Eating and drinking establishments with no drive-thrus, including restaurants, cafes, pubs, bars, coffee shops, bakeries
- G. General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- H. Grocery stores (up to 20,000 square feet)
- I. Indoor and outdoor sports facilities including, fitness centers, sports clubs, and swimming pools
- J. Lodging facilities, including hotels, motels, bed & breakfasts
- K. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- L. Parks, public or private
- M. Recreational trail, non-motorized

- N. Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- O. Governmental services facilities for municipal or local district government (court, police facility, fire facility, city hall or similar local government offices not including public works yards or sewer treatment plants),
- P. Religious institutions (not including K-12 schools)
- Q. Repair shops, including bicycles, electronics, jewelry
- R. Retail sales, including building, hardware and garden materials
- S. Retail sales, including apparel and accessories, pet supplies, pet stores, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, video, art and frame supplies jewelry, hobby, toys and games; photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- T. Social service facilities, including social service offices, adult and child day care, residential care facilities
- U. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- V. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area)
- W. Wireless facilities attached to an existing building and camouflaged (See DMC 14.56)

14.20.030 Accessory uses.

Accessory on-site uses in the MT zoning district:

- A. Amateur radio facilities (See DMC 14.56)
- B. Antennae or satellite dish for private telecommunication services
- C. Drive thrus for banks, pharmacies, dry cleaners and coffee shops (50 percent minimum of gross revenues from coffee or coffee-related products), except that such use shall not be permitted between a building and Main Street
- D. Employee recreation facility
- E. Employee daycare facility (outdoor play area permitted)
- F. Employee café or cafeteria operated in conjunction with a principally permitted use (outdoor seating permitted)
- G. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an outside existing use and not located in public right-of-way
- H. Home occupation/industry (See DMC 14.54)
- I. Outside uses; including seating areas and display of retail goods
- J. Sidewalk café (See 14.64.230)
- K. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

14.20.040 Conditional uses.

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

- A. Animal service facilities, including veterinary clinics, pet shops, grooming services
- B. Automobile facilities, including repair, car wash, gas station
- C. Buildings greater than 35,000 square feet
- D. Equipment rental with no outdoor storage
- E. Funeral home/crematory
- F. Public or private K-12 schools
- G. Retail sales of vehicles, boats, RVs
- H. Subregional utility

I. Transit park and ride lot.

14.20.050 Development standards.

Table 14.20.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	Density for upper floor residential determined by building and site plan limitations
Minimum lot area in square feet	0
Minimum street setback	See DMC 14.34, Design Guidelines - General
Minimum interior setback	0 feet
Minimum setback from residential	0 feet
Minimum lot width	25 feet
Maximum impervious surface	75% ⁽³⁾
Maximum height	35 feet ⁽¹⁾⁽²⁾

- (1) See DMC 14.64 Additional Development Standards.
- (2) Two floors allowed on the uphill side and three floors allowed on the downhill side.
- (3) **Maximum impervious surface (Gross area minus sensitive areas).**

B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards

Chapter 14.28 Commercial (CO) Zoning District

- 14.28.010 Purpose.**
- 14.28.020 Permitted uses.**
- 14.28.030 Accessory uses.**
- 14.28.040 Conditional uses.**
- 14.28.050 Development standards.**

14.28.010 Purpose.

The purposes of the Commercial zoning district are to:

- A. Provide land for large-scale retail, service, business, office, and entertainment uses which complement, enhance, and support residential and other land use provisions of the Comprehensive Plan;
- B. Provide economic, employment, and housing opportunities in developments that incorporate traditional development patterns and elements, including building location, architectural design, construction materials, and site design that are in keeping with Duvall's character;
- C. Ensure that site requirements and amenities, including vehicle, pedestrian, and bicycle circulation and parking, landscaping, sensitive areas protection, lighting, public areas, utilities, and other necessary and desirable elements are integral parts of all commercial projects.
- D. Ensure that development is in keeping with the Duvall City Wide Visioning Plan and the Duvall Downtown Sub Area Plan.
 - 1. Allow for large-scale retail developments as long as they are designed to reduce perceived bulk and scale and provide for pedestrian connectivity from one site to another.
 - 2. Incorporate the preservation of sensitive natural features on-site as an amenity to the development.
 - 3. Encourage the use of sustainable design principles in new development.

14.28.020 Permitted uses.

Each building in the Commercial zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the CO zoning district are:

- A. Adult entertainment facilities, including theaters, retail stores, clubs (See DMC 5.02 for licensing criteria and DMC 14.64.220 for location restrictions)
- B. Animal service facilities, including veterinary clinics, pet shops, indoor pet daycare, grooming services, kennel or cattery
- C. Automotive rental and leasing
- D. Automotive service facilities, including gas stations, auto parts stores, auto repair, car washes, auto glass repair
- E. Cemeteries
- F. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- G. Day care facilities, including family day care providers
- H. Dwelling units on upper floors
- I. Eating and drinking establishments without drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, and bakeries
- J. Equipment rental (recreational)

- K. General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- L. Governmental services (court, police, fire, city hall or similar local government not including public works yards or sewer treatment plants)
- M. Grocery/convenience stores
- N. Indoor and outdoor sports facilities including bowling centers, fitness centers, sports clubs, golf courses, driving ranges, swimming pools
- O. Lodging facilities, including hotels, motels, bed & breakfasts
- P. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- Q. Parks, public or private
- R. Recreational trails, non-motorized
- S. Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services, travel agencies
- T. Religious institutions (not including K-12 schools)
- U. Repair shops, including bicycles, electronics, jewelry
- V. Retail sales of building, hardware and garden materials
- W. Retail sales of vehicles, boats, and recreational vehicles
- X. Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, book, stationary, videos, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, pets and pet supplies, tobacco, wine and liquor, florists, department, drug and variety stores, fabric, appliances
- Y. Social service facilities, including social service offices, adult and child day care, residential care facilities
- Z. Senior citizen-assisted living facility
- AA. Specialized schools, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- BB. Wholesale businesses when accompanied by on site retail showroom and sales outlet (retail space shall be a minimum of 25% of gross floor area).
- CC. Wireless facilities attached to an existing building and camouflaged (See DMC 14.56)

14.28.030 Accessory uses.

Accessory on-site uses in the CO zoning district are limited to indoor uses and on site uses unless specifically stated and include:

- A. Antennae or satellite dish for private telecommunication services – outdoor
- B. Drive thrus for banks, pharmacies, and dry cleaners, except that such use shall not be permitted between a building and a street
- C. Employee recreation facility
- D. Employee daycare facility (outdoor play area permitted)
- E. Employee café or cafeteria operated in conjunction with a principally permitted use (outdoor seating permitted)
- F. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- G. Home occupation/home industry (See DMC 14.54)
- H. Outside uses, including seating areas, and display of retail goods brought in at night
- I. Sidewalk cafés (See DMC 14.64.230)
- J. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

14.28.040 Conditional uses.

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

- A. Buildings greater than 65,000 square feet in area
- B. Bulk retail
- C. Eating and drinking establishments with drive-thrus, including restaurants, coffee shops, although no drive-thrus shall be located between a building and street
- D. Equipment rental, with outside storage
- E. Funeral home/crematory
- F. Indoor shooting range
- G. Public or private K-12 schools
- H. Public works yard
- I. Subregional utility
- J. Transit park and ride lot
- K. Wireless communication facilities, freestanding or attached to an existing building, not camouflaged.

14.28.050 Development standards.

Table 14.28.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	Density for upper floor residential determined by building and site plan limitations
Minimum lot area in square feet	0square feet
Minimum street setback	0-20 feet
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	85% ⁽⁴⁾
Maximum height – uphill side	45 feet ⁽¹⁾⁽²⁾⁽³⁾

- (1) See DMC 14.34, Design Guidelines
- (2) Three floors allowed on the uphill side and four floors are allowed on the downhill side.
- (3) See DMC 14.64 for building height calculations.
- (4) **Maximum impervious surface (Gross area minus sensitive areas).**

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards.

Chapter 14.30 Light Industrial (LI) Zoning District (Light Industrial and Office)

- 14.30.010 Purpose.**
- 14.30.020 Permitted uses.**
- 14.30.030 Accessory uses.**
- 14.30.040 Conditional uses.**
- 14.30.050 Development standards.**

14.30.010 Purpose.

The purposes of the Light Industrial (LI) zoning district are to:

- A. Provide appropriate areas for various light industrial land uses, including office, warehouse, distribution, manufacturing enterprises and research and development facilities which complement, enhance, and support the mix of land uses within the city;
- B. Provide for limited retail sales or related services allowed only as incidental to underlying permitted uses or through a conditional use permit process;
- C. Promote high-quality and well-designed business and light industrial developments that are in keeping with Duvall's small-city character, and create an environment free from adverse noise, odors, dust, smoke, air pollution, water pollution, and inappropriate truck traffic or related traffic congestion;
- D. Ensure that proper site needs and amenities, including but not limited to vehicular circulation and parking, services and utilities, landscaping, lighting, pedestrian, bicycle, and greenbelt networks and linkages, and other necessary and desirable elements are integral parts of all industrial district projects.

14.30.020 Permitted uses.

Each building in the Light Industrial zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the LI zoning district are:

- A. Animal service facilities, including veterinary clinics, grooming services, kennel
- B. Automotive service facilities, including automobile, truck, and RV rental and leasing, gas stations, auto repair, car washes, auto glass repair
- C. Cemeteries
- D. Community residential facilities
- E. Construction related facilities, including contractor yards, offices
- F. Day care facilities
- G. Dry cleaning plants and industrial launderers
- H. Equipment rental with or without outside storage
- I. Fuel dealers
- J. General business and professional offices, including for on-site manufacturing uses, financial institutions, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- K. Governmental services (court, police, fire, city hall or similar local government including public works yards or sewer treatment plants)
- L. Indoor and outdoor sports facilities including bowling centers, fitness centers, sports clubs, golf courses, driving ranges, swimming pools
- M. Manufacturing of products, including food and kindred products, wine, beer, apparel and other textile products, wood products, commercial printing and publishing, stone, clay glass and concrete products, fabricated metal products, industrial and commercial machinery, computer and office equipment, electronic and other electric equipment,

- measuring and controlling instruments, aircraft, ship and boat building, movie production/distribution
- N. Medical and dental facilities, including offices/patient clinics, hospitals, nursing and personal care facilities, medical/dental labs, medical supply stores
- O. Parks, public or private
- P. Recreational trails, non-motorized
- Q. Recycling facility
- R. Religious institutions (not including K-12 schools)
- S. Repair shops, including for heavy equipment, trucks, and equipment
- T. Research facilities, development and testing
- U. Restaurants, primarily serving the needs of the industrial area
- V. Retail sales of building, hardware and garden materials, and vehicles, including boats, trucks, and RVs
- W. Self service storage
- X. Social service facilities, including social service offices, adult and child day care, residential care facilities
- Y. Specialized schools, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- Z. Subregional utility
- AA. Transportation services, including couriers, trucking and taxi facilities, freight and cargo service, passenger transportation service
- BB. Warehousing and wholesale trade including of agricultural and manufactured products
- CC. Wireless communications facility, attached to an existing building or structure, camouflaged.

14.30.030 Accessory uses.

Accessory on-site uses in the LI zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Drive thrus for banks, pharmacies, except that such use shall not be permitted between a building and a street
- C. Employee recreation facility and play area
- D. Employee day care facility (outside play area permitted)
- E. Employee café or cafeteria operated in conjunction with a principally permitted use
- F. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- G. Outside merchandise screened in accordance with DMC 14.64
- H. Sidewalk cafés (See DMC 14.64.230)
- I. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

14.30.040 Conditional uses.

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

- A. Auction houses
- B. Buildings greater than 65,000 square feet in area
- C. Indoor shooting range
- D. School bus base
- E. Secure community transition facilities
- F. Transfer station
- G. Transit bus base
- H. Transit park and ride lot

- I. Wireless communications facility, freestanding or attached to an existing building or structure and not camouflaged
- J. K-12 public or private schools

14.30.050 Development standards.

Table 14.30.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	Density for upper floor residential determined by building and site plan limitations
Minimum lot area in square feet	0square feet
Minimum street setback	0-20 feet ⁽¹⁾ See DMC 14.34, Design Guidelines
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	85% ⁽⁴⁾
Maximum height	45 feet ^{(2) (3)}

(1) See DMC 14.34, Design Guidelines

(2) Three floors are allowed on the uphill side and four floors are allowed on the downhill side.

(3) See DMC 14.64 for height calculations.

(4) **Maximum impervious surface (Gross area minus sensitive areas).**

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards

Chapter 14.31 Parks and Open Space (PO) Zoning District

14.31.010	Purpose
14.31.020	Permitted uses
14.31.030	Accessory uses
14.31.040	Conditional uses
14.31.050	Development standards

14.31.010 Purpose.

The purpose of the Parks and Open Space (PO) zone is to provide public and private open, natural and improved areas for passive and active recreation. These areas are intended to provide recreation opportunities for all ages and interest groups; protect and preserve environmentally sensitive, cultural, historic, and significant natural resources; provide multipurpose trail connections to natural features, public facilities, schools, neighborhoods and business districts; support effective stormwater management, and improve citizens' health and quality of life.

14.31.020 Permitted uses.

Each building in the PO zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted.

Permitted uses in the PO zoning district are:

- A. Community center
- B. Cultural facilities
- C. Open space, public or private
- D. Park, public or private
- E. Recreational trails, non-motorized
- F. Wireless communications facility, attached to an existing building or structure, camouflaged.

14.31.030 Accessory uses.

Accessory uses in the PO zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Café or cafeteria operated in conjunction with a principally permitted use
- C. Property Care taker
- D. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the Director

14.31.040 Conditional uses.

Each building shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Conditional uses in the PO zoning district are subject to review in accordance with the criteria set out in DMC 14.68, Conditional Use Permit Criteria and other applicable criteria.

Conditional uses in the PO zone are:

- A. Community center

14.31.050 Development standards.

A. The following density and dimension requirements apply to the PO zone:

Table 14.31.050.A Density and Dimension Requirements

Minimum density	N/A
Maximum density	N/A
Minimum lot area in square feet	2,500 square feet
Minimum street setback	See DMC 14.34, Design Guidelines
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	60% ⁽²⁾
Maximum building coverage	50%
Maximum height	45 feet ⁽¹⁾

(1) Four floors are allowed on the uphill and downhill side.

(2) Maximum impervious surface (Gross area minus sensitive areas).

B. See DMC 14.34 Design Guidelines, DMC 14.64 Additional Development Standards and Public Works Design Standards for additional development standards that apply to the PO zone.

C. All development within the PO zone district shall be developed in accordance with a master development plan through the site plan review process established in DMC 14.08. The plan must demonstrate that the site is being developed in an integrated and cohesive manner.

Chapter 14.32 Public Facilities (PF) Zoning District

- 14.32.010 Purpose.**
- 14.32.020 Permitted uses.**
- 14.32.030 Accessory uses.**
- 14.32.040 Conditional uses.**
- 14.32.050 Development standards.**

14.32.010 Purpose.

The purpose of the Public Facilities district is to provide for publicly owned parks and open space, and public facilities that are located permanently in a specific location such as schools and government facilities (including but not limited to police, fire, city administration, sewer treatment plant).

14.32.020 Permitted uses.

Each building in the Public Facilities zoning district shall be limited to 65,000 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the PF zoning district are:

- A. College/University
- B. Governmental services, including city hall, court, archives, fire, police, training facility, wastewater management facility, public agency yard, school district offices
- C. K-12 public or private schools
- D. Recreational trails, non-motorized
- E. Parks, public or private
- F. School bus base
- G. Subregional utility
- H. Vocational schools
- I. Wireless communications facility, attached to an existing building or structure, camouflaged.

14.32.030 Accessory uses.

Accessory uses in the PF zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Dormitory
- C. Employee café or cafeteria operated in conjunction with a principally permitted use
- D. Employee recreation facility and play area
- E. Garages, carports
- F. Storage of yard maintenance equipment
- G. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

14.32.040 Conditional uses.

The uses listed in A-G are considered Essential Public Facilities and are conditionally permitted in the PF zoning district subject to review in accordance with the criteria set out in DMC 14.68, Conditional Use Permit Criteria and other applicable criteria:

- A. Heliport
- B. Jail
- C. Landfill
- D. Non-hydroelectric generation facility

- E. Wireless communication facilities, freestanding or attached to a building and not camouflaged
- F. Work farm/camp
- G. Work release facility
- H. Buildings greater than 65,000 square feet in area.

14.32.050 Development standards.

Table 14.32.050.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	N/A
Minimum lot area in square feet	2,500 square feet
Minimum street setback	See DMC 14.34, Design Guidelines
Minimum interior setback	5 feet
Minimum setback from residential	20
Minimum lot width	25 feet
Maximum impervious surface	80% ⁽²⁾
Maximum height	45 feet ⁽¹⁾

- (1) Four floors are allowed on the uphill and downhill side.
- (2) Maximum impervious surface (Gross area minus sensitive areas).

- B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards.

Chapter 14.64 Additional Development Standards.

14.64.010	Purpose.
14.64.020	Densities and dimensions.
14.64.030	Measurement methods.
14.64.040	Calculations – Gross useable area, Residential.
14.64.050	Lot area – Prohibited reduction.
14.64.060	Setbacks – General.
14.64.070	Setbacks – Specific building or use.
14.64.080	Setbacks – Modifications.
14.64.090	Setbacks – Utility corridors.
14.64.100	Setbacks – Alleys.
14.64.110	Setbacks – Adjoining half-street or designated arterial.
14.64.120	Setbacks – Projections allowed.
14.64.130	Heights – How to measure.
14.64.140	Heights – Exceptions to limits.
14.64.150	Lot divided by zone boundary.
14.64.160	Sight distance requirements.
14.64.170	Nonresidential land uses in residential zones.
14.64.180	Fences.
14.64.190	Swimming pools.
14.64.200	Animal boarding facilities and kennels.
14.64.210	Automobile, recreational vehicle and boat sales, rental, and service.
14.64.220	Adult use businesses.
14.64.230	Sidewalk Cafés.
14.64.240	Open Space Standards – Residential
14.64.250	Watershed Management

14.64.010 Purpose.

The purpose of this chapter is to establish requirements for determining basic dimensional standards and to set out development standards for specific types of uses. The standards and rules are established to provide flexibility in project design, provide solar access, and maintain privacy between adjacent uses. The Public Works Development Designs Standards, DMC 14.34, Design Guidelines as applicable, shall apply to all developments.

14.64.020 Densities and dimensions.

The density and dimension tables are arranged in a matrix format and are located in each specific zoning district, DMC 14.12 – DMC 14.32.

14.64.030 Measurement methods.

The following provisions shall be used to determine compliance with this Title:

- A. Street setbacks shall be measured from the edge of a street right-of-way or temporary turnaround.
- B. Lot area shall be the total horizontal land area contained within the boundaries of a lot.
- C. Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, surface water retention/detention facilities, or other similar facilities as determined by the Public Works Director.

14.64.040 Calculations – Gross usable area, Residential.

The permitted number of units shall be determined as follows:

- A. The maximum allowed number of dwelling units shall be computed by multiplying the land use per gross useable area by the applicable residential density.
- B. When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:
 - 1. Fractions of .50 or above shall be rounded up; and
 - 2. Fractions of .49 or below shall be rounded down.

Figure 14.64.040.3

Example: 18,000 (gross useable site area in square feet)	x	(6/43,560) x R6 zone allowed density (6 units/acre)	=	2 maximum allowed dwelling units (rounded down from 2.47)
---	---	--	---	--

- C. On lots that contain sensitive areas, a density credit for such areas may be allowed in accordance with DMC 14.42, Sensitive Area Regulations.

14.64.050 Lot area – Prohibited reduction.

Any portion of a lot that was required to calculate and ensure compliance with the standards and regulations of this Title shall not be subsequently subdivided or segregated from such lot.

14.64.060 Setbacks – General.

- A. For the purpose of applying setback regulations, the following shall be applied: the front shall be toward the street or access corridor from which the lot is addressed; the rear is opposite to the front or as nearly so as the lot shape permits; and the sides are 90 degrees to the front or as nearly so as the lot shape permits.
- B. All setbacks shall be measured at right angles, or as near to right angles as possible, to the nearest property line in a plane horizontal to the ground, or in the case of access corridors for single-family residential development, from the nearest edge of the easement to the foundation line of the structure.
Where a lot fronts on more than one street, both frontages shall have front yard setbacks consistent with Figure 14.12.050C.

14.64.070 Setbacks – Specific building or use.

When a building or use is required to maintain a specific setback from a property line or other building, such setback shall apply only to the specified permitted or accessory building or use defined within the zone.

14.64.080 Setbacks – Modifications.

The following setback modifications are permitted:

- A. When the common property line of two lots is covered by a building(s), the setbacks required by this chapter shall not apply along the common property lines.
- B. When a lot is located between 2 lots, each of which is developed with a building having nonconforming street setbacks, the required street setback for such lot may be the average of the 2 nonconforming setbacks or 60 percent of the required street setback, whichever results in the greater street setback. This is applicable only when the buildings on the adjacent lots are allowed uses in accordance with the zoning district and the proposed building use is similar to those uses.

14.64.090 Setbacks – Utility corridors.

- A. In subdivisions and short subdivisions, areas used as utility corridors as identified in this Title shall be contained in separate tracts, rights-of-way or easements.

- B. In other types of land development permits, easements shall be used to delineate such corridors.
- C. All buildings shall maintain a minimum distance of 5 feet from property or easement lines delineating the boundary of utility corridors, except for utility structures necessary to the operation of the utility corridor, and as set out in DMC 14.34, Design Guidelines. A greater setback, to a maximum of 10 feet, may be required by the Public Works Director on a case-by-case basis.

14.64.100 Setbacks – Alleys.

For lots with alley access; garages, and other accessory buildings may be located on the rear lot line of the alley. Garages facing the alley are subject to an additional 5 foot setback and shall not be closer than 15 feet from the centerline of the alley.

14.64.110 Setbacks – Adjoining half-street or designated arterial.

In addition to providing the standard street setback, a lot adjoining a half-street or designated arterial shall provide an additional width of street setback sufficient to accommodate construction of the planned half-street or arterial.

14.64.120 Setbacks – Projections allowed.

Projections may extend into the required setbacks as follows:

- A. On ground and upper floor uses in all districts and on upper floor uses in the OT, MT, UT-1st and RIV zoning districts, fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback; provided such projects are:
 - 1. Limited to 2 per façade;
 - 2. Not wider than 7 feet; and
 - 3. Not more than 24 inches into an interior setback or into a street setback.
- B. Uncovered porches and decks which exceed 18 inches above the finished grade may project:
 - 1. 18 inches into interior setbacks; and
 - 2. 5 feet into the street setback except where the allowable setback is 0 feet as in the OT, MT, UT-1st and RIV zones.
- C. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the property line.
- D. Roof eaves, including any part of a roof structure whether supported by diagonal bracing to the building, may no project more than:
 - 1. 24 inches into an interior setback;
 - 2. 24 inches into a street setback except where the allowable setback is 0 feet as in the OT, MT, UT-1st and RIV zones; or
 - 3. Be less than 7 feet measured vertically above the finished ground level in the vicinity of the projection.
- E. Fences may project into any setback; provided that the sight distance requirements are maintained along street corridors.

14.64.130 Heights – How to measure.

Applicants are required to work with the topography of a site when designing a building.

- A. Residential buildings.
 - 1. The building height on the uphill side shall be determined by measuring the vertical distance from the average elevation of the building corners to the eave line of the roof.

2. The building height on the downhill side shall be determined by measuring the vertical distance from the average elevation of building height of the corners to the eave line of the roof.
- B. Non residential buildings.
1. The building height on the uphill side will be determined by measuring the vertical distance from the average finished grade of the sidewalk to the eave line of the roof.
 2. The building height on the downhill side will be determined by measuring the vertical distance from the average finished grade of the sidewalk to the eave line of the roof.
- C. Buildings that are at the sidewalk grade on lots fronting on Main Street as of the date of this Title adoption, and that have a previously existing flat grade, and that are being redeveloped and/or removed to allow for redevelopment, shall be permitted to develop a 3 story building on the lot if all other provisions of this Title can be met.

14.64.140 Heights – Exceptions to limits.

The following structures may be erected above the height limits to the minimum height necessary to support the use as determined by the Director:

- A. Roof structures housing or screening elevators, fire access stairways, tanks, ventilating fans or similar equipment required for building operation and maintenance; and
- B. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, communication transmission structures, private amateur radio facilities, utility line towers and poles, and similar structures.

14.64.150 Lot divided by zone boundary.

When a lot is divided by a zone boundary, the following rules shall apply:

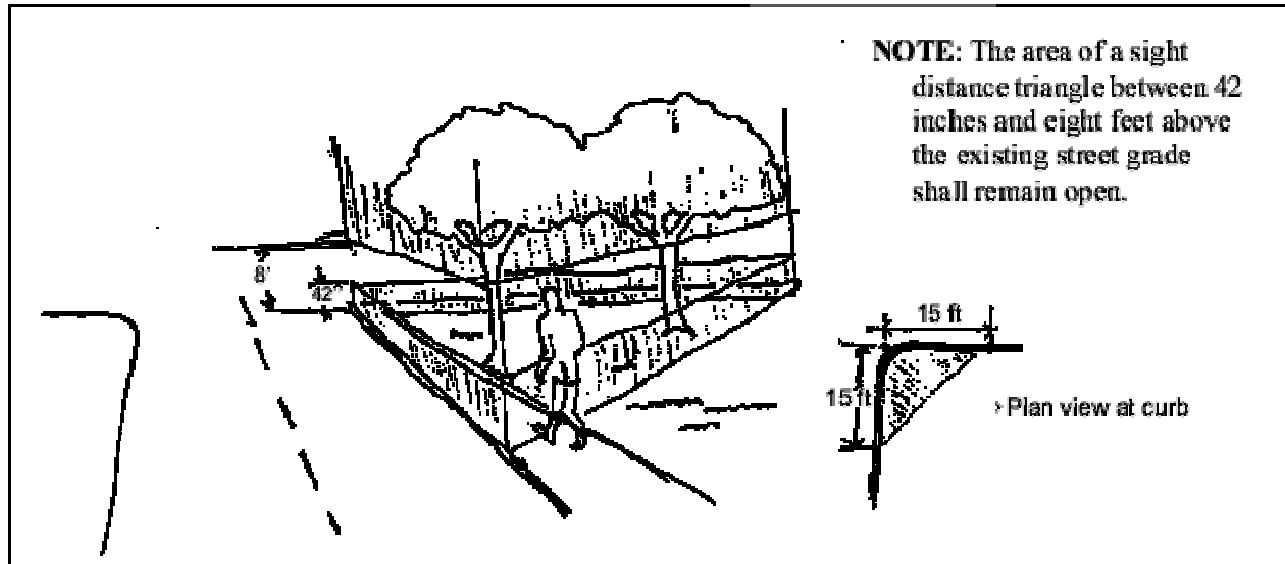
- A. When a lot contains both residential and nonresidential zoning, the zone boundary between the zones shall be considered a lot line for determining permitted building height and required setbacks on the site.
- B. When a lot contains residential zones of varying density, any residential density transfer within the lot shall only be allowed from the portion with the lesser residential density to that of the greater residential density.
- C. Uses on each portion of the lot shall only be those permitted in each zone.

14.64.160 Sight distance requirements.

Except for utility poles and traffic control signs, the following sight distance provisions shall apply to all intersections and site access points:

- A. A sight distance triangle area as determined by DMC 14.64.160.B shall contain no fence, berm, vegetation (tree trunks acceptable if they are not sight obscuring), on-site vehicle parking area, signs or other physical obstruction between 3 ½ feet and 8 feet above the existing street grade;

Figure 14.64.160.A Site Distance Triangle



- B. The sight distance triangle at:
1. A street intersection shall be determined by measuring 15 feet along both street property lines beginning at their point of intersection. The third side of the triangle shall be a line connecting the endpoints of the first two sides of the triangle;
 2. A site access point shall be determined by measuring 15 feet along the street lines and 15 feet along the edges of the driveway beginning at the respective points of intersection. The third side of each triangle shall be a line connecting the endpoints of the first two sides of each triangle; and
- C. Structures or landscaping that are located in required street setbacks may be required to be removed or modified, if:
1. Such improvements prevent adequate sight distance to drivers entering or leaving a driveway;
 2. No reasonable driveway relocation alternative for an adjoining lot is feasible; or,
 3. Clear lines of sight are obstructed by such structures, landscaping or objects as to pose a potential public safety hazard as determined by the Director.

14.64.170 Nonresidential land uses in residential zones.

Except for utility facilities and uses, all nonresidential uses located in the residential zones (R4-R8, R12) shall be subject to the following requirements:

- A. Building coverage by a nonresidential use shall not exceed the coverage allowed for a residential use as set out in DMC 14.12 – 14.16.
- B. Impervious surface coverage by a nonresidential use shall not exceed the coverage allowed for a residential use as set out in DMC 14.12- 14.16.
- C. Buildings and structures shall conform to the setback requirements set out in DMC 14.12- 14.16.
- D. One single-family detached dwelling unit allowed as an accessory use to a church or school shall conform to the setback requirements of the zone.

- E. Parking areas are permitted within the required setback area from property lines; provided, such parking areas are located outside of the required landscape area.
- F. Sites shall abut or be accessible from at least one public street functioning at a level consistent with the Public Works Development Design Standards.
- G. The building height shall conform to the zone in which the use is located.

14.64.180 Fences.

- A. Fences are permitted as follows:
 - 1. The sight distance requirements of DMC 14.64.160 shall be observed.
 - 2. No fence shall be located on any public right-of-way.
 - 3. Fences shall not be constructed of a material which has a color or surface finish which can cause glare or eye discomfort or other safety hazards.
 - 4. New barbed wire fences are not permitted in any zone within City limits, except as specified in the Light Industrial and Public Facility Zone section. Existing barbed wire fences are permitted until a new fence is proposed or the subject property redevelops, whichever occurs sooner.
 - 5. Electric fences shall be not be permitted except in non-residential zoning districts and in specific cases by permit from the City. Such fences shall not be permitted adjacent to the primary public right-of-way. Electric fences shall comply with the requirements stated below:
 - a. Warning signs located at maximum intervals of 75 feet when within 5 feet of and essentially parallel to a property line and without protective fence.
 - b. Electric fence charging units shall bear a seal of approval by Underwriter's Laboratories or by the U.S. Bureau of Standards.
 - c. Invisible fences are permitted in residential districts and are permitted adjacent to the primary public right-of-way in the same manner as a residential zone fence.
 - 6. Whenever a fence is placed on top of a new retaining wall and/or original grade, the height of the fence and the retaining wall/grade together shall not exceed six feet measured from the original grade.
- B. Residential Zone Fences.
 - 1. In residential zoning districts, fences may be constructed to a maximum height of 4 feet in front yards and 6 feet on the sides and rear of a lot, except as specified in this section.
 - 2. For the purposes of this regulation, the front yard shall begin at the front corner of the dwelling unit.
 - 3. Front yard fences shall be designed to be see through, except as specified in this section.
- C. Residential zone fences located along the following routes (NE Cherry Valley Rd, NE Big Rock Rd, NE 150th St, NE 145th St, NE 152nd St (Bruett Rd.), NE Stephens St., 3rd Ave NE, 275th Ave NE and Batten Rd NE:
 - 1. Front yard fences may be permitted as approved by the Planning Director above the 4 height limitation provided that they choose one of the following options:
 - a. Front yard fences may be a maximum of 6 feet tall and solid, provided that a Type II 6-foot wide landscaping buffer is provided between the back edge of sidewalk and the fence. See DMC 14.38 Landscaping for Type II planting specifications; or,
 - b. Front yard fences may be a maximum of 6 feet tall, 4 feet of which is solid from sidewalk grade to 4 feet above grade, provided that the top 2 feet are decoratively patterned. Fences shall be set back a minimum of 4 feet from

the back edge of sidewalk, and Type III low cover landscaping shall be provided between the sidewalk and the fence.

- D. Mixed Use and Commercial Zone Fences.
 - 1. Fences are not permitted adjacent to the primary street frontage unless approved by the City as part of a site plan approval or other permit.
 - 2. Fences may be constructed of any suitable material to a maximum height of 6 feet on any part of a lot (barbed wire not permitted), other than the primary street frontage.
 - 3. Chain link industrial type fence or fence of other suitable material approved by the Director may be constructed to a maximum height of 6 feet on any part of a lot except within a setback adjoining a street, or adjacent to the primary street frontage.
- E. Light Industrial and Public Facility Zone Fences.
 - 1. In the LI and PF zone, chain link industrial type fence or fence of other suitable material approved by the Director may be constructed to a maximum height of 6 feet, excluding barbed wire, on any part of a lot, except fences are not permitted adjacent to the primary street frontage unless approved as part of the site plan approval or other permit.
 - 2. Barbed wire may be used along the top of industrial type fence provided the lowest strand has a minimum height of 6 feet from ground level and such wire is approved as part of the site plan approval, if applicable.
- F. Where possible, the use of landscaping instead of fences is encouraged. Landscaping is not subject to the 6 foot height restriction of this section, except that landscaping is subject to the 4 foot front yard restriction in residential zoning districts.
- G. Gated residential communities shall not be permitted.
- H. Fences for City-owned facilities and public and private schools. Fences for City-owned facilities and public and private schools may be constructed above the 6-foot fence height limitation upon site plan review by the Planning Department. Specific conditions may be required by the Director on a case by case basis (i.e. landscaping). The applicant shall obtain a permit from the Building Department for any fence constructed over 6 feet.

14.64.190 Swimming pools.

- A. Excavated or surface type swimming pools may be installed for private or communal residential use in the, R4 – R8, UT-1st, MU12, R12 and R20 zoning districts.
- B. A 6 foot high fence of chain link, wood, or other secure material with locking gate shall be constructed around all swimming pools to control access by unauthorized or unattended persons.

14.64.200 Animal boarding facilities and kennels.

- A. Structures containing animals, not including dogs and cats that are pets at a single-family residence, shall be set back a minimum of 50 feet from a property line adjacent to a residential use or zone. Special screening may be required to screen such facilities from adjacent residential uses.
- B. The application for project permit application and/or business license shall contain the number of animals proposed to be served by the facility. The number can be reduced by the Director if it is necessary to ensure the neighboring properties will not be impacted by noise, odor, sanitation, and runoff problems.
- C. Animal boarding facilities shall be located inside a structure. Outdoor runs for exercising animals are permitted with a sound attenuating fence required. Runs may be required to be set back and/or screened from adjacent properties.

14.64.210 Automobile, recreational vehicle and boat sales, rental, and service.

- A. Vehicles that are for sale are only permitted in areas remaining after on-site parking and landscaping requirements have been met.
- B. Vehicles shall be stored on paved parking areas.
- C. Outdoor loudspeaker systems are prohibited.
- D. Servicing of vehicles shall occur inside a building.
- F. All wash areas shall be covered and drainage from such areas be in accordance with the Public Works Development Design Standards and be approved by the Public Works Director.

14.64.220 Adult use businesses.

Adult use business, also referred to as “sexually oriented businesses” are as defined in DMC 14.06.

- A. Applicants proposing an adult use business shall comply with the provisions of this Title, and the more detailed and specific provisions of DMC 5.02, Sexually-Oriented Businesses.
- B. Adult use businesses shall not be located within 1,000 linear feet of any of the following uses or zones: R4, R4.5, R6, R8, R12, MU12 zoning districts; public or private pre-K -12 schools, licensed daycare facilities, public parks, community centers, libraries, religious institutions that conduct classes for minors, or another adult use business.

14.64.230 Sidewalk Cafés.

14.64.230.A Applicability

- A. This section applies to all sidewalk cafés whether located on a public or private sidewalk.
- B. Sidewalk cafés shall be accessory uses only to an abutting restaurant, pub or coffee shop under the same ownership and/or management and that are permitted by this Title.
- C. In addition to compliance with this section, sidewalk cafés shall be consistent with the DMC 14.34, Design Guidelines and with all other applicable city regulations.

14.64.230.B Sidewalk café standards.

In order to be issued a permit for a sidewalk café, an applicant must meet the following standards and provide documentation as requested:

- A. There shall be a minimum 5 foot wide unobstructed pedestrian corridor outside the fenced area to the nearest street tree, utility pole, fire hydrant, etc, unless a wider width is required by the Director due to other standards and regulations.
- B. If a fence is required and/or proposed as part of the café, the placement of the fence shall be consistent with the applicable standards established by the Americans with Disabilities Act and shall not obstruct vehicular traffic or parking or the use of any crosswalk, wheelchair ramp or bus zone;
- C. If alcohol is to be served, the outside area shall be fenced off from the pedestrian corridor by a railing, planters, or other similar devices approved by the city. The fencing shall be a maximum of 42 inches in height and a single opening shall be provided through the fenced area for customers or as required by the Washington State Liquor Control Board requirements;
- D. The applicant must be the owner or occupant of the abutting property and operate a café or restaurant abutting the sidewalk café area;
- E. The applicant must have a valid city business license;
- F. Liquor, as defined in RCW 66.04.010, as now existing or hereafter amended, may be sold at a sidewalk café when authorized in both the street use permit and provided for in this chapter and by permit of the Washington State Liquor Control Board and not otherwise;

- G. In the right-of-way, unless expressly authorized by the Public Works Director, no pavement shall be broken, no sidewalk surface disturbed and no permanent fixture of any kind shall be installed in or on the sidewalk area in connection with a sidewalk café;
- H. Lighting of the sidewalk café must not be excessive;
- I. No product displays or signage, other than umbrellas bearing a product name, are permitted in a sidewalk café;
- J. If the proposed sidewalk café serves liquor, such service shall be associated with a restaurant that serves its primary menu during all hours of operation;
- K. A street use permit is required to allow a portion of a public right-of-way to be used as a sidewalk café. Such permit is valid from the date issued and is subject to the requirements of this chapter. A street use permit is automatically renewed each year unless rescinded by the Public Works Director due to non-compliance with this section or for public needs of the right-of-way. The Public Works Director has the authority to issue the permit if the criteria set out in this chapter are met, as recommended by the Director, and to otherwise deny the permit.

14.64.230.C Sidewalk café application.

In addition to the street use permit application, if required, a person proposing a sidewalk café must submit a sidewalk café application that provides for the following:

- A. Documentation that the standards set out in 14.64.230.B are met;
- B. Proposed number of tables and chairs;
- C. Proposed hours of operation;
- D. A dimensioned or scaled plan showing the restaurant's storefront, the location of the fencing, the unobstructed walking area, the square footage of the area proposed to be fenced off, and other requested information;
- E. If a fence is proposed, a plan showing the design of the fence and materials and colors proposed. Such fence shall be designed in a way to complement the adjacent building. Fence styles that are permitted include decorative metal fences, wood fences in combination with planters, and similar types of fencing. The city may require samples of materials and colors to be submitted.

14.64.230.D Sidewalk café approval.

The Director may include such terms or conditions in the approval that are deemed appropriate, including but not limited to:

- A. Restrictions as to the area proposed for use; the number of tables and chairs; and the days and hours of use;
- B. For sidewalk café areas in the public right-of-way, a requirement that the area be cleared when not in use as a sidewalk café, or upon the order of the Director, the Fire Chief, or other city officer such as the Chief of Police;
- C. Provisions that the applicant maintain the sidewalk in a clean and safe condition for pedestrian travel;
- D. Regulations on lighting and illumination of the sidewalk café and limitations on noise;
- E. The Director or Public Works Director may suspend or revoke the permission granted for sidewalk cafés in the public right-of-way if an applicant violates this chapter, any implementing rules, or terms and conditions of this permit,
- F. The Public Works Director may require a sidewalk café in a public right-of way to be temporarily or permanently removed due to a public works project that will affect the area.

14.64.240 Open Space Standards – Residential.

- A. The purpose of this section is to establish open space requirements in residential zone districts. These standards shall apply to the R-4, R-4.5, R-6, R-8, R-12, R-12 and MU12, and R-20 (ground floor residential portion of the site).
- B. Open spaces shall be distributed through out the site.
- C. 10 percent of the developable area shall be established as open space and neighborhood recreation facilities. Developable is the gross area of the site minus sensitive areas and right-of-way.
- D. A portion of the sensitive area can be counted toward open space. To count sensitive areas in the open space requirement the area shall contain: a trail in the outer portion of a sensitive area buffer, a small viewing and/or seating area, and interpretive signage. The trail area only shall be calculated toward the required open space requirement.
- E. The open space and recreational facilities shall be readily accessible to all dwelling units with pedestrian trails or sidewalks.
- F. Except for sensitive areas, the open space area shall be a minimum width of 25 feet. The length of the open space area shall be no more than twice the width unless approved by the Planning Director.
- G. The open space shall not have more than five percent grade unless approved by the director.
- H. Landscaped areas such as planting strips and medians shall not be counted toward the minimum open space requirement.
- I. To the extent feasible, neighborhood recreation areas shall be centrally located within a neighborhood.
- J. Open space provided under this section is in addition to the usable open space required for each lot in accordance DMC 14.34 Design Guidelines.
- K. Open space shall include both passive and active spaces as determined by the director.
- L. The design of the open space shall be approved by the Public Works and Planning directors.
- M. See DMC 14.34 Design Guidelines for other provision for open space requirements.
- N. Utility corridors may be allowed in open space areas as approved by the Public Works Director and the Planning Director.

14.64.250 Watershed Management

The purpose of this section is to designate watershed subbasin management groups within the City, implementing the City's 2015 Watershed Plan and adopted goals and policies of the 2015 Comprehensive Plan (adopted June 2016), protecting important watershed processes and functions. By establishing a framework for regulating land use and development consistent with subbasin management group priorities, this Chapter provides for:

- A. Protection and conservation of high-functioning subbasins and watershed processes;
 - B. Prevention of cumulative adverse environmental impacts to watershed processes;
 - C. Facilitation of more intense developments and land use activities and to less sensitive subbasins; and
 - D. Reasonable use of private property in accordance with 2015 Comprehensive Plan Land Use Element and Environment and Sustainability Element goals and polices.
- A. Subbasin Management Groups. Subbasins across Duvall and urban growth areas are designated according to the following five management categories:

1. Group 1 – Protect / Restore.
 - a. Applies to the Snoqualmie River Floodplain and Cherry Creek Floodplain subbasins as shown in Figure ES-7.
 - b. Assigned to subbasins that are of highest importance to multiple watershed processes and are a high priority for protection and restoration.
2. Group 2A – Highest Conservation
 - a. Applies to five subbasins, generally along the eastern and southern edges of the city and urban grown areas, including Cherry Creek C, Cherry Creek D-West, Cherry Creek D-East, Middle Weiss Creek, and Lower Weiss Creek, subbasins as shown in Figure ES-7.
 - b. Assigned to subbasins that are the highest priority for conservation and are likely not appropriate for much additional development. Assessment results show moderate importance to multiple watershed processes that are also highly intact.
3. Group 2B – Moderate Conservation
 - a. Applies to Cherry Creek B and Upper Weis Creek subbasins as shown in Figure ES-7.
 - b. Assigned to subbasins that may be appropriate for some additional development, but also require protection of areas important for remaining watershed processes.
4. Group 2C – Lowest Conservation
 - a. Applies to three subbasins including Cherry Creek A, Unnamed Southern Tributary – Lower, and Unnamed Southern Tributary – Upper subbasins as shown in Figure ES-7.
 - b. Assigned to subbasins where more intense development is appropriate. The remaining resources and areas important to watershed processes would benefit from protection.
5. Group 3 – Urban Development
 - a. Applies to four subbasins in historic downtown Duvall, including Old Town, Coe-Clemmons Lower, Coe-Clemmons Upper, and Thayer subbasins as shown in Figure ES-7.
 - b. Assigned to subbasins where more intense development should be focused. These subbasins are below average for water flow importance and have the highest existing degradation.

B. Subbasin Boundary Determinations.

1. Subbasin boundaries as depicted on Figure ES-7 are approximate, based on remote-sensing digital elevation model data and City surface and stormwater infrastructure mapping.
2. For purposes of development proposal review, the City shall assume subbasin extents and boundaries as shown on Figure ES-7 are accurate, unless the following criteria are met:

- a. A project applicant may complete site assessment and survey to update subbasin boundaries;
- b. Assessment results shall be documented in a technical report submitted by a qualified professional in environmental hydrology and/or engineering.
- c. The technical report shall include a site plan depicting the updated subbasin boundary; and
- d. The director, may, at their discretion and at the applicant's expense, retain a qualified consultant in environmental hydrology and/or engineering to review and confirm the applicant's reports, studies, and plans.