

**Chapter 17.18  
Bulk and Dimension Standards**

**Sections:**

**17.18.010 Purpose.**

**17.18.020 Standards.**

**17.18.010 Purpose.** The purpose of this Chapter is to establish minimum standards for the creation of lots and the location of buildings.

**17.18.020 Standards.** The following standards shall apply to all lots and buildings unless otherwise noted in writing:

	Minimum Street Frontage <sup>1</sup> (ft.)	Minimum Lot Size (sq. ft.)	Minimum Lot width (ft.)	Minimum Front Setback <sup>2</sup> (ft.)	Minimum Side Setback <sup>3</sup> (ft.)	Minimum Rear Setback <sup>4</sup> (ft.)	Maximum Building Height (ft.)
R-1	60	7,000	60	20	5	10	35
R-2	60	7,000, 8,000 <sup>17</sup>	60	20	5	10	35
R-3	60	7,000, 8,000 <sup>18</sup>	60	20	5	10	35
SR	n/a	43,560 <sup>6,7</sup> (1 acre)	60	20 <sup>11,13</sup> 50 <sup>13</sup>	10 <sup>11,13</sup> 50 <sup>13</sup>	10 <sup>5,11</sup> 50 <sup>13</sup>	35
C-1	n/a <sup>7</sup>	n/a	25	n/a <sup>8</sup>	n/a <sup>9</sup>	n/a <sup>10</sup>	50
C-T	n/a	n/a <sup>15,16</sup>	75	n/a <sup>14</sup>	n/a <sup>15</sup>	10 <sup>11</sup>	50
M-1	n/a <sup>7</sup>	n/a	25	n/a <sup>8,12,11</sup>	n/a <sup>8,9,11</sup>	n/a <sup>10,11</sup>	50
PLC	n/a	n/a	n/a	20	5	10	n/a

**Footnotes:**

1. Unless the following requirements are met for either irregular shape lots or flag lots.

A. Cul-de-sac lots and irregular-shape lots. Cul-de-sac lots and irregular shape lots may have less than sixty (60') feet of frontage to a public street or right-of-way if the following conditions are met.

1. Minimum width of sixty (60') feet at the building line, or at the twenty (20') foot setback lines, which shall be designated on the face of the plat.
2. Setback distance from the street sufficient enough to provide additional off-street parking to offset the reduced space for on-street parking visitors to the premises would otherwise utilize.

3. Sufficient minimum lot size to be calculated by not including the additional setback area needed for the additional parking.
- B. Flag lots and irregular-shape lots. Flag lots and irregular shape lots are not required to have a minimum street frontage of sixty (60') feet if the following conditions are met.
1. Width of sixty (60') feet at the building line, or the twenty (20') foot setback lines, which shall be designated on the face of the plat.
  2. Minimum lot size calculated without including the space in the pole area and lot for which additional off-street parking is planned.
  3. Agreement by the lot owner to hard surface a minimum of twelve (12') feet of the pole area of the lot.
  4. Agreement that the pole area of the lot is owned by the lot owner and that access is not permitted by means of an easement.
  5. Agreement that the pole area shall not exceed in length twice the width of the flag lot at the building line or twice the width of the flag lot whichever dimension is smaller
2. Front setback requirements do not apply to unenclosed steps, porches, platforms, and wheelchair ramps less than forty-two (42") inches high having no roof covering.
  3. Setbacks from side property lines along the flanking street of corner lot shall be increased by ten (10') feet from the setback set forth for side interior lot lines.
  4. Provided, that accessory buildings and covered, unenclosed patios may be located within five feet of the rear property line including the drip line setback. Unless otherwise provided for in this Title.
  5. For lots provided with public sewer and public water.
  6. For lots not served by public water but served with public sewer, lots shall be subject to Yakima County Health District standards and approval of the City Council, for the installation of an approved water system, but in no case shall a lot be less than one acre. For lots not served by public sewer and public water, the minimum lot size shall be subject to Yakima County Health District standards and approval of the City council for installation of approved water systems, but in no case shall the lot size be less than one acre.
  7. For lots not served by public sewer but served with public water, lots shall be subject to Yakima County Health District standards and approval of the City Council, for the installation of an approved sewage disposal systems, but in no case shall a lot be less than one acre. For lots not served by public sewer and public water, the minimum lot size shall be subject to Yakima County Health District standards and approval of the City Council for installation of approved sewage disposal systems, but in no case shall the lot size be less than one acre.

8. Except when the City, upon examination of the street improvements and right-of-way width, determine that a setback is necessary to provide for a minimum five-foot wide sidewalk.
9. Property abutting a residential zone with on intervening street or alley shall have a side yard requirement the same as the required side setback in the abutting residential zone of five feet.
10. Except on property abutting a residential district with no intervening street or alley, in which case the setback shall be the same as required in the abutting residential zone of ten (10') feet.
11. Except that the rear setback along a public or private right-of-way shall be forty (40') feet from the centerline of the right-of-way, but in no case shall the rear setback be less than ten feet from the edge of the right-of-way.
12. Railroad rights-of-way structures shall be within one hundred fifty (150') feet of the centerline of the right-of-way.
13. All livestock, barns, animal shelters, and livestock byproducts must be set back at least fifty feet (50') from the property lines in the SR zone. The setback may be reduced to ten feet (10') on the side and rear setback when adjacent to another SR zoned. At the discretion of the Planning Official/ Hearing examiner, the above referenced setbacks may incorporate off-site physical features such as, but not limited to, road right of ways, railroad right of ways and canal right of ways, as part, or all, of the setback requirements, when in the determinate of the Planning Official/ Hearing examiner, the setback meets the intent of the provision.

14. There shall be a minimum setback for all buildings or structures from the centerline of right-of-ways as follows:

<b>Public Rights-of-Ways</b>	<b>Set Back</b>
Major or secondary arterials	60 feet
Collector or access roads	50 feet

<b>Private Rights-of-Ways</b>	
Any road, lane, street or other access way in private ownership	40 feet

15. There shall be a side setback of not less than fifteen (15') feet on each side of a structure, except that a side setback on a corner lot, along the flanking or side street line, shall be measured from the centerline of rights-of-way as follows:

<b>Public Rights-of-Ways</b>	<b>Set Back</b>
Major or secondary arterials	60 feet
Collector or access roads	50 feet

<b>Private Rights-of-Ways</b>	
Any road, lane, street or other access way in private ownership	40 feet

16. No structure or combination of structures, including accessory buildings, shall occupy or cover more than ninety percent of the total lot area with impervious surface and ten percent with landscaping.
17. Duplex development may be permitted on such lots in the R2 zones only if lot meets or exceeds 8,000 square feet.
18. Multi-family development may be permitted in the R3 zone only if the lot meets or exceeds 8,000 square feet and not to exceed 70% lot coverage.