

CHAPTER 11

11.000 RESIDENTIAL PLATTING AND DEVELOPMENT

11A General Considerations

11A.010 General

The overall goal of this chapter is to establish standards for siting individual homes on different sized lots in a manner that compliments each neighborhood as a whole. Consideration is given to parking, scale, views and compatibility with adjoining uses, including golf course play. A specific number of lots per parcel may be designated for affordable housing purposes. See Chapter One of these Standards for details.

11A.020 Setback Special Exception

Two situations exist that create special setback exceptions.

Special architectural features such as bay windows, eaves, fireplace boxes or other extensions (other than porches and stoops) may encroach into the front yard setback by up to 3 feet.

Where lots front on arterials but are served by alleys, garage setbacks shall be a minimum of 25' from the alley centerline to provide for additional off-street parking. As an alternative, a clustered parking arrangement off the alley shall be provided.

11B Large Lot Residential (2-3.5 du/acre) Single Family Detached

11B.010 General

Typically, lots 75 feet and greater in width 8,000 square feet or more in area with depths over 100 feet from right-of-way (Figure 11-1 and 11-4). Maximum building height is 35' (see Section 1.055 for definition of "height") except in Parcels A and D where the maximum allowable building heights may be less so that no structures will be visible from the Snoqualmie Falls viewpoint.

11B.020 Building Coverage

35 percent maximum

11B.030

Parking

Two garaged spaces minimum per unit

11B.040

Setbacks

All setbacks are minimums measured from property line unless otherwise noted.

A. Front Yard

General

Porch: 10 feet

House: 20 feet

(Figures 11-1 to 11-4)

Front Entry Garage: 25 feet from property line with a minimum of 5 feet from the front wall of the house (Figure 11-1).

Side Entry Garage: 15 feet (Figure 11-3).

B. Backyard Without Alley

General

House: 25 feet from back property line to back wall of house (Figures 11-1 and 11-3).

Golf Course Lot: 50 feet minimum. A reduction in the setback to 40 feet may be granted on a case by case basis by the New Construction Committee based on the need to stagger the setbacks or to accommodate irregularly shaped lots or other special design considerations. Such exceptions will be granted at the time of design review.

Garage: 0 feet where lot backs up on another back lot line or open space other than golf course, otherwise use house or golf course setback above.

Corner Lot

Garage: 5-foot backyard setback for garage taking access from side street (Figure 11-4), or greater as required to maintain safe site triangles.

C. Backyard with Alley

House: 25 feet from alley centerline

Garage: 15 feet from alley centerline (Figure 11-2).

D. Side Yards

Minimum of 5 feet
(Figure 11-1 to 11-4).

Corner Lot

Distance between side street right-of-way to side wall of structure shall equal front yard setback. (Figure 11-4).

Side Street Garage: Same as garage facing street (Figure 11-4).

11C Neighborhood Residential (4-5.5 du/acre) Single Family Detached

11C.010 General

Typically, lots at least 50 feet wide, 5,500 square feet and greater, with depths of 80 feet from right-of-way or greater. (Figures 11-5 to 11-8).

Maximum building height is 35 feet except in Parcel C where maximum allowable building heights may be less so that no structures will be visible from the Snoqualmie Falls viewpoint.

11C.020 Building Coverage
40 percent

11C.030 Parking
Two garaged spaces per unit.

11C.040 Setbacks
All setbacks are minimums measured from property line unless otherwise noted.

A. Front Yard

General

Porch: 10

House: 15

(Figures 11-5 and 11-6).

Front Entry Garage: 20 feet from property line with a minimum of 5 feet behind the front wall of the house. (Figure 11-5).

Side Entry Garage: 15 feet from property line (Figure 11-7).

B. Backyard Without Alley

General

House: 20 feet from property line to back wall of house (Figures 11-5 and 11-7). For corner lots, see below.

Golf Course: 50 feet. A reduction in the setback to 40 feet may be granted on a case by case basis by the New Construction Committee based on the need to stagger the setbacks or to accommodate irregularly shaped lots or other special design considerations. Such exceptions will be granted at the time of design review.

Garage: 0 feet where lot backs up on another back lot line or open space other than golf course, otherwise use house or golfcourse setback above.

Corner Lot

Garage (Figure 11-8): 5 feet for garage taking access from side street, or greater as required to maintain safe sight triangles.

C. Backyard With Alley

House: 20 feet from alley centerline (Figure 11-6)

Garage: 15 feet from alley centerline

D. Side Yards

General

10 feet combined side yard setbacks (3-foot minimum)

(Figures 11-5 to 11-8)

Corner Lot

Same as front yard (Figure 11-8)

Side Street Garage (Figure 11-8): Same as garage facing front street.

11D Neighborhood Residential (5.5-7 du/acre) Single Family Detached

11D.010 General

Typically 35 foot wide lots minimum, 3,600 square feet and greater in area, and have depths of 60 feet or more from right-of-way (Figures 11-9 to 11-12). Maximum building height is 35 feet, except in Parcel B where the maximum allowable building heights may be less so that no structures will be visible from the Snoqualmie Falls viewpoint.

11D.020 Building Coverage

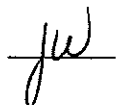
50 percent

11D.030 Parking

Two spaces per unit.

11D.040 Setbacks

All setbacks are measured from property line unless otherwise noted.



A. Front Yard

General

Porch: 10 feet

House: 15 feet

(Figure 11-9 and 11-10).

Front Entry Garage: 20 feet from property line with a minimum of 5 feet from the front wall of the house. (Figure 11-9).

B. Backyard Without Alley

General

House: 15 feet from back property line to back wall of the house (Figure 11-9).

Golf Course: 45 feet. A reduction in the setback to 35 feet may be granted on a case by case basis by the New Construction Committee based on the need to stagger the setbacks or to accommodate irregularly shaped lots or other special design considerations. Such exceptions will be granted at the time of design review.

Garage: 0 feet where lot backs up on another back lot line or open space other than golf course. Adjacent garages may be attached if detached from the house. (Figure 11-11).

Corner Lot

Garage (Figure 11-12): 5 feet for garage taking access from side street, or such setback as required to maintain safe site triangles.

C. Backyard With Alley

House: 20 feet from alley centerline (Figure 11-10)

Garage: 15 feet from alley centerline

D. Side Yards

General

Zero lot line setback is allowed provided a minimum clearance of six feet be maintained between houses or houses and garages if garages are detached. (Figures 11-11). Eaves and rain gutters shall not be counted in determining setbacks for zero lot line purposes.

Corner Lot

Same as front yard Figure 11-12).

Side Street Garage (Figure 11-12): Same as garage facing front street.

11E Neighborhood Residential (5.5-7 du/acre) Single Family Attached

11E.010 General

Typically 2400 square feet or greater in area. Maximum height is 35 feet, except in Parcel B where the maximum height may be less so that no structures are visible from the Snoqualmie Falls view platform. Buildings shall be architecturally consistent with single family residential design.

11E.020 Building Coverage

50 percent

11E.030 Parking

One garaged space, plus one guest space per unit which may be on-street. Garage access may only come from any alley, parking lane or private street. Where common parking lanes are used they will be screened from public streets (except alleys) through landscaping, berming, fencing, or by the structure itself.

11E.040 Setbacks

A. Front Yard

Porch: 9' minimum

House: 14' minimum

B. Rear

15' minimum to house

C. Side

6' between structures

8' at right-of-way

11F Neighborhood Residential (5.5-7 du/acre) Single Family Clustered Housing

11F.010 General

These are irregularly dimensioned lots, typically 2400 square feet or more, clustered around a common auto court. They are typically used when bordering an open space with a non-linear boundary (e.g. around a wetland, steep slope or other sensitive or natural area). (Figure 11-20). Maximum height is 35 feet, except in Parcel B where maximum height may be less so that no structures are visible from the Snoqualmie Falls view platform.

11F.020 Building Coverage

50 percent

11F.030 Parking
One garaged space, plus one guest space per unit which may be on-street. Garage access may only come from any alley, common auto court, or private street. Where common auto courts are used they will be screened from public streets (except alleys) through landscaping, berming, fencing or by the structure itself.

11F.040 Setbacks
A. Front Yard
Porch: 9' minimum if facing a public street. 5' if facing a common auto court.
House: 14' minimum if facing a public street.
10' if facing a common auto court.

B. Rear
15' minimum to house

C. Side
6' between structures
8' at right-of-way

11G Neighborhood Center (5.5-18 du/acre) Single Family Detached and Duplexes

11G.010 General
Lots (Examples in Neighborhood Center and elsewhere) typically, 2,400 square feet or greater (Figure 11-13 to 11-16).

These standards apply to single family and duplex lots within the Neighborhood Center which are a minimum to 30 feet wide at the front building setback line, with minimum lot depth of 60 feet. Maximum building height is 35 feet.

11G.020 Building Coverage
55 percent

11G.030 Parking
One garaged space, plus one guest space per unit which may be on-street.

11G.040 Setbacks
All setbacks are minimums measured from property line unless otherwise noted.

A. Front Yard Facing Open Space

Porch: 5 feet
House: 10 feet
(Figure 11-15)

B. Front Yard Facing Right-of-Way

Porch: 9 feet
House: 14 feet
(Figure 11-13)

C. Front Entry Garage

5 feet behind the adjacent house wall (Figure 11-13).

D. Backyard with Alley

House: 15 feet from alley centerline (Figure 11-15).
Garage: 15 feet from alley centerline

E. Backyard Without Alley

House: 15
Garage: 0 feet where lot backs up on another back lot line or open space.
(Figure 11-13).
Garage, Side Street Access: 0 feet backyard setback for side street access
garage (Figure 11-16).

F. Side Yards

General

Zero lot line setback is allowed provided a minimum clearance of six feet be maintained between houses or houses and garages if garages are detached (A duplex is one structure). Eaves and rain gutters shall be not counted in determining setbacks for zero lot line purposes.
(Figure 11-13 and 11-14).

Corner Lot

Same as front yard (Figure 11-16).

Garage: Same as garage facing street (Figure 11-16).

G. Garages

When lot are served by alleys, all garages shall be alley loaded.

11H Neighborhood Center - (5.5-18 du/acre) Single Family Attached (Townhomes)

11H.010 General

Maximum building height is 35 feet. Where practical, fronts of homes should be oriented to streets or parks to maintain pedestrian orientation.

11H.020 Building Coverage
60 percent

11H.030 Parking
One garaged space, plus one guest space per unit which may be on-street. Garage access may only come from an alley, common auto court or private street. Where common parking lanes are used they will be screened from public streets (except alleys) through landscaping, berming, fencing or by the structure itself. (Figures 11-17, 11-18, 11-19). Where practical, common auto courts should be sited to the interior of lots and/or adjacent to alleys.

11H.040 Setbacks

A. Front

Porch: 9' minimum if facing a public street. 3' if facing a common auto court
House: 14' minimum if facing a public street. 5' minimum if facing a common auto court

B. Rear

15' minimum to house

C. Side

6' between structures
8' at right-of-way

11I Neighborhood Center (5.5-18 du/acre) Single Family Clustered Housing

11I.010 General

These are irregularly dimensioned lots, typically 2400 square feet or more clustered around a common auto court or alley. They are typically used when bordering an open space with a non-linear boundary (e.g. around a wetland, steep slope or other sensitive or natural area). Maximum building height is 35 feet. Where practical, fronts of houses should be oriented to streets or parks to maintain pedestrian orientation.

11I.020 Building Coverage
60 percent

11I.030 Parking
One garaged space, plus one guest space per unit which may be on-street. Garage access may only come from an alley, common auto court or private street. Where common auto courts are used they will be screened from public streets (except alleys) through landscaping, berming, fencing, or by the structure itself. Where practical, common auto courts should be sited to the interior of lots and/or adjacent to alleys.

11I.040 Setbacks

A. Front

Porch: 9' minimum if facing a public street. 3' if facing a common auto court.

House: 14' minimum if facing a public street. 5' minimum if facing a common auto court.

B. Rear

15' minimum to house

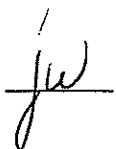
C. Side

6' between structures

8' at right-of-way

11J Neighborhood Center (5.5-18 du/acre) Multifamily

[reserved]

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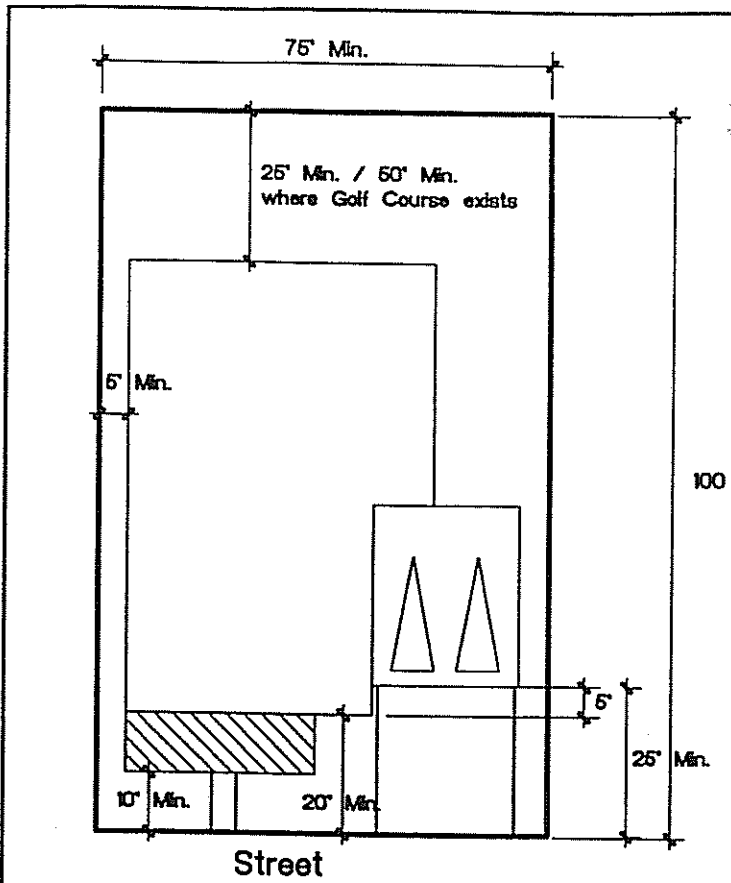


FIGURE 11-1. FRONT ENTRY

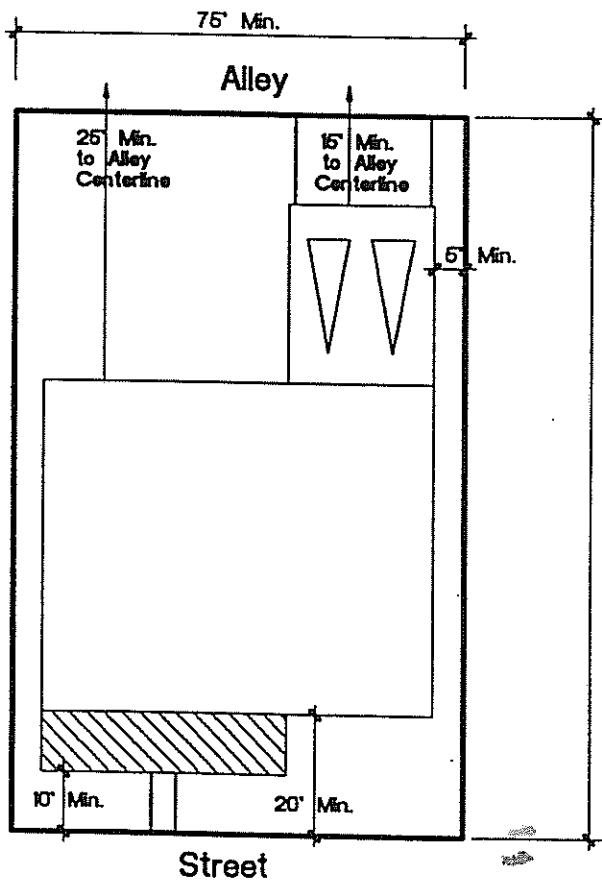


FIGURE 11-2. REAR ENTRY WITH ALLEY

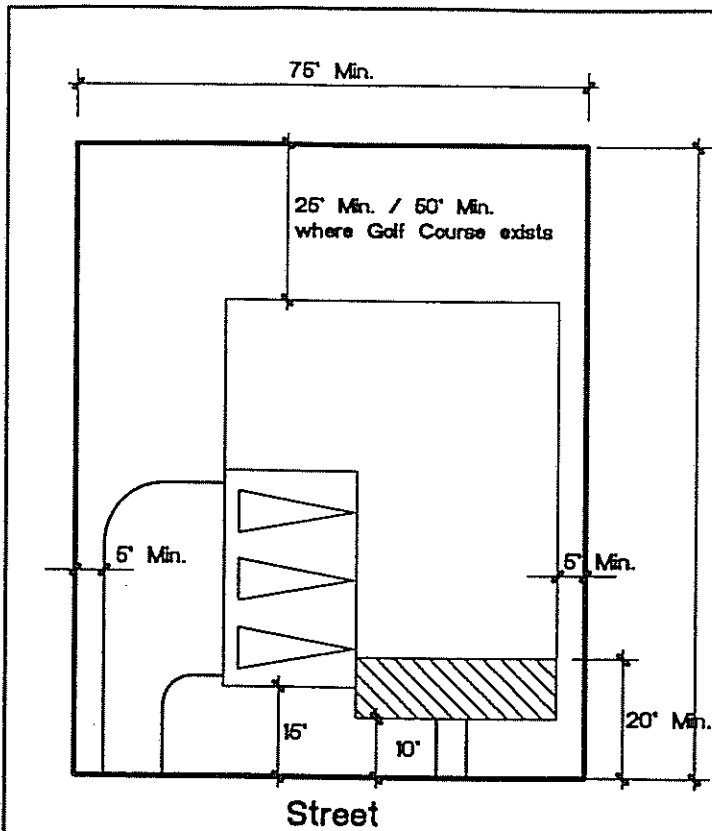
100' Min.

SNOQUALMIE RIDGE			
LARGE LOT RESIDENTIAL			
2 - 3.5 du/acre			
DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REF: 2-038.DWG
06/11/96

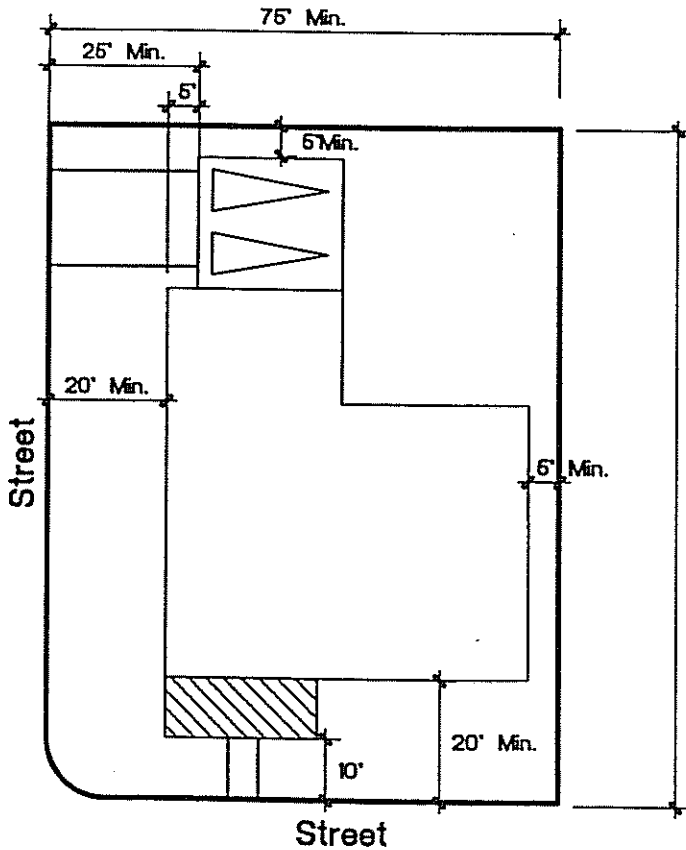
REV

ju



100' Min.

FIGURE 11-3. SIDE ENTRY



100' Min.

FIGURE 11-4. CORNER LOT

SNOQUALMIE RIDGE

LARGE LOT RESIDENTIAL
2 - 3.5 du/acre

REF: 2-038.DWG
06/11/96

DWN

X

CKD

X

DATE

07/16/96

DWG

W-01

REV

fw

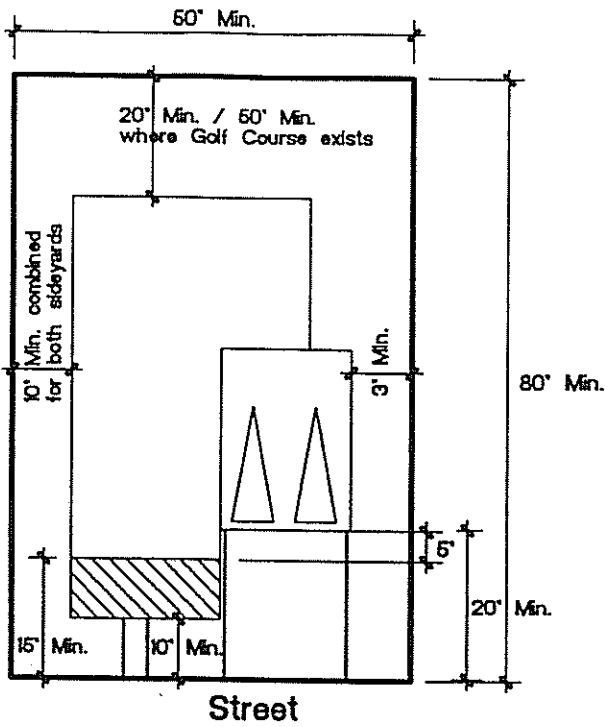


FIGURE 11-5. FRONT ENTRY

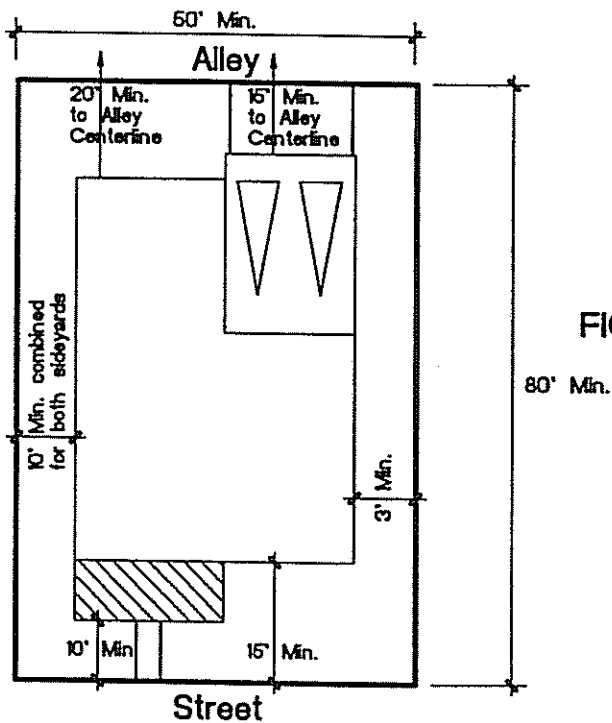


FIGURE 11-6. REAR ENTRY WITH ALLEY

SNOQUALMIE RIDGE			
NEIGHBORHOOD RESIDENTIAL			
4 - 5.5 du/acre			
DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REF: 2-038.DWG
06/11/96

ju

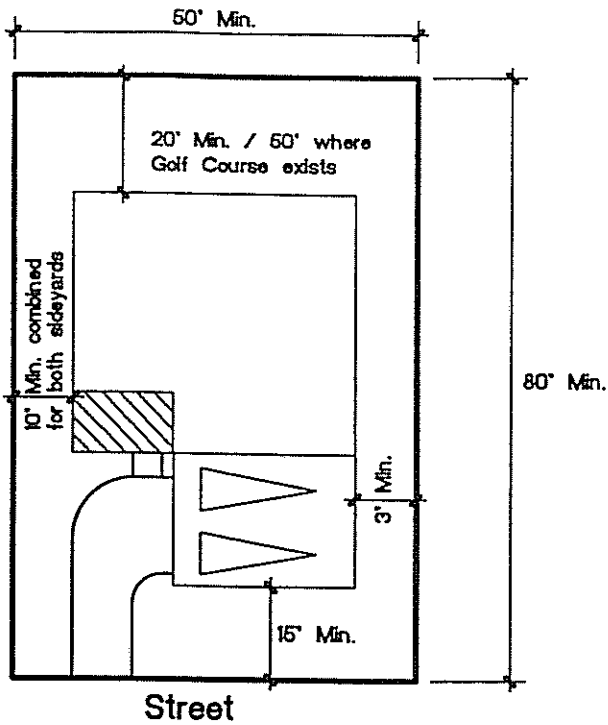


FIGURE 11-7. SIDE ENTRY

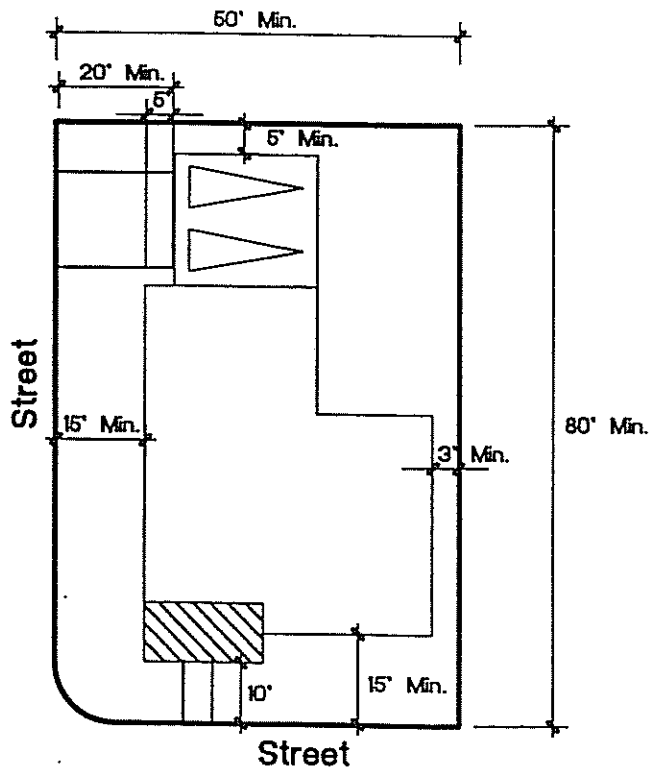


FIGURE 11-8. CORNER LOT

SNOQUALMIE RIDGE			
NEIGHBORHOOD RESIDENTIAL			
4 - 5.5 du/acre			
DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REF: 2-038.DWG
06/11/96

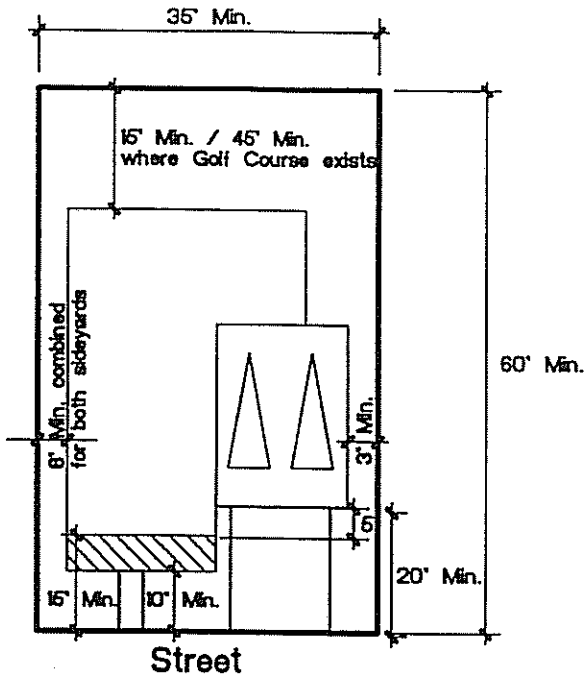


FIGURE 11-9. FRONT ENTRY

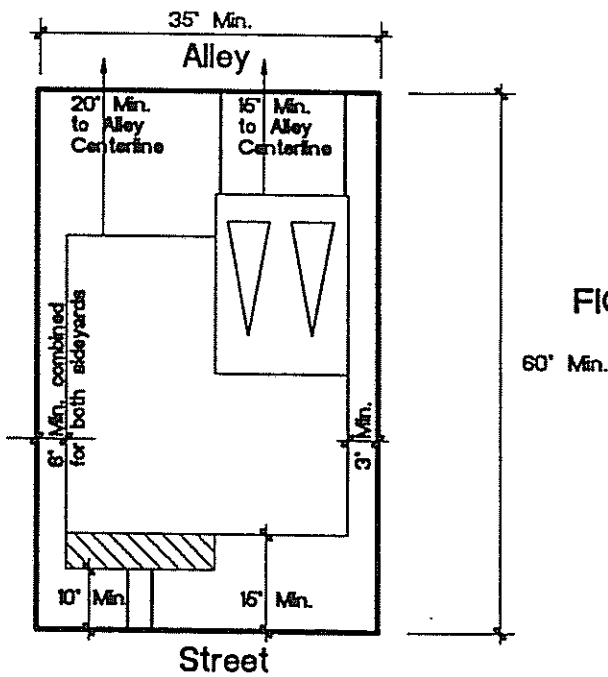


FIGURE 11-10. REAR ENTRY WITH ALLEY

SNOQUALMIE RIDGE

NEIGHBORHOOD RESIDENTIAL

5.5 - 7 du/acre

REF: 2-038.DWG
06/11/96

DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REV

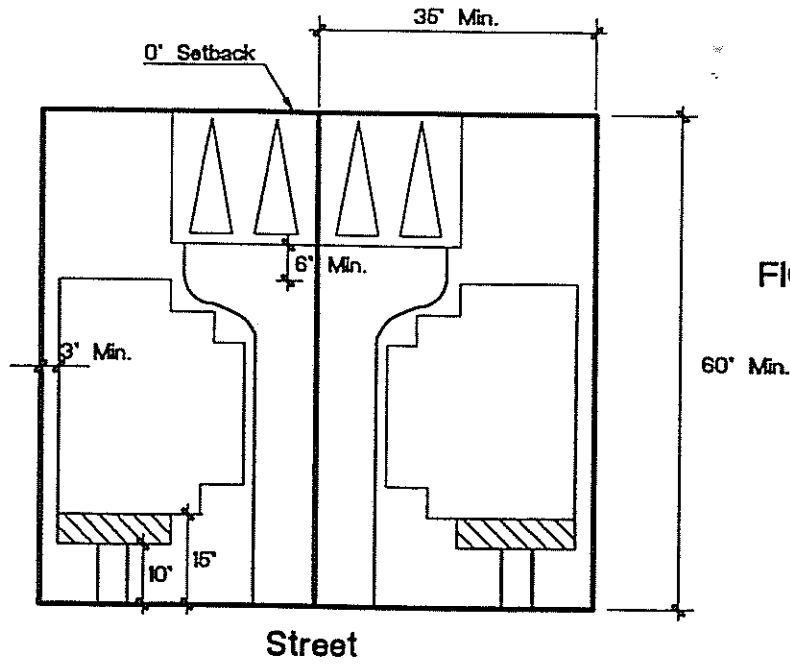


FIGURE 11-11. GARAGE "0" LOT

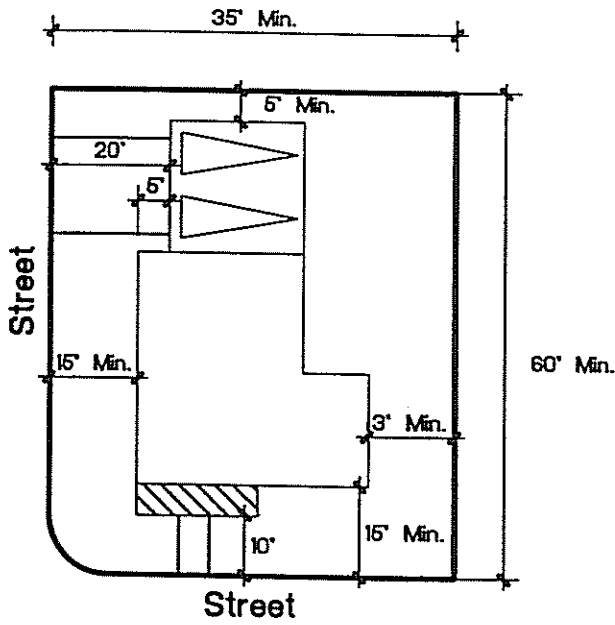


FIGURE 11-12. CORNER LOT

SNOQUALMIE RIDGE			
NEIGHBORHOOD RESIDENTIAL			
5.5 - 7 du/acre			
DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REF: 2-038.DWG
06/11/96

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REV

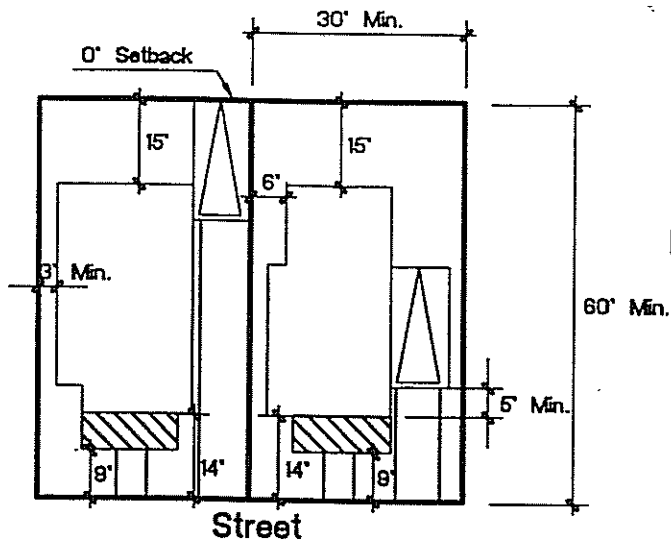


FIGURE 11-13. FRONT ENTRY

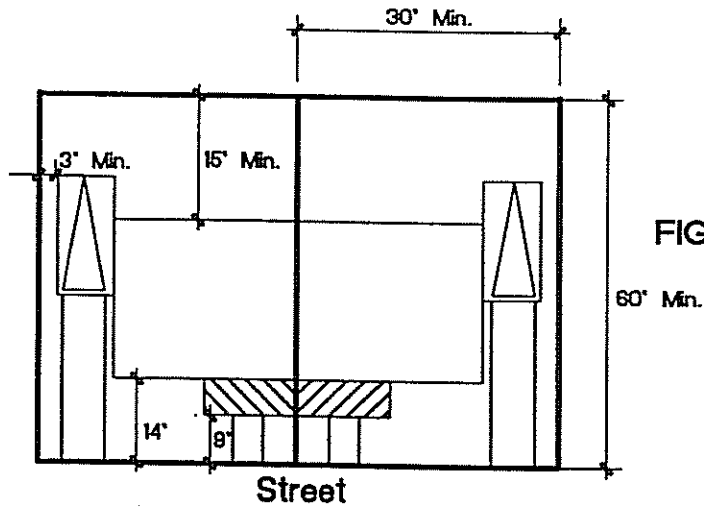


FIGURE 11-14. FRONT ENTRY DUPLEX

SNOQUALMIE RIDGE

NEIGHBORHOOD CENTER

5.5 - 18 du/acre

REF: 2-038.DWG
06/11/96

DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REV

fw

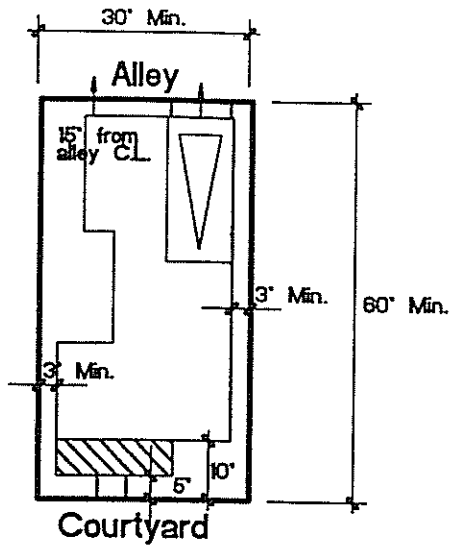


FIGURE 11-15. OPEN SPACE WITH ALLEY

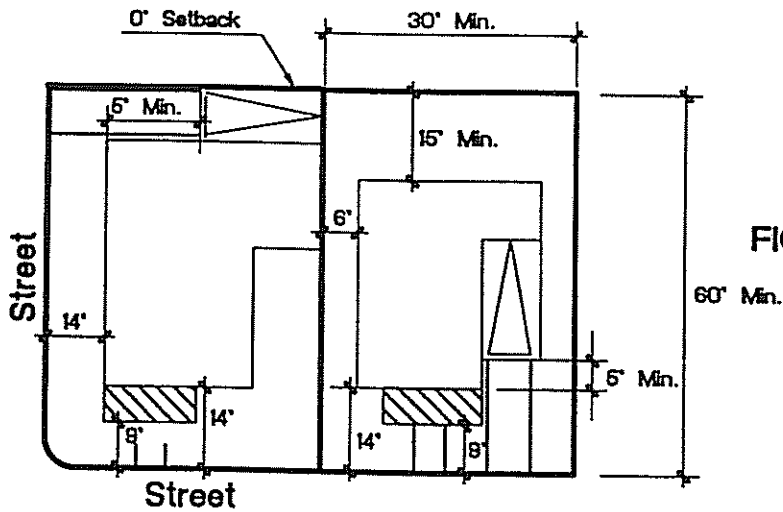


FIGURE 11-16. CORNER LOT

SNOQUALMIE RIDGE

NEIGHBORHOOD CENTER

5.5 - 18 du/acre

REF: 2-038.DWG
06/11/96

DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REV

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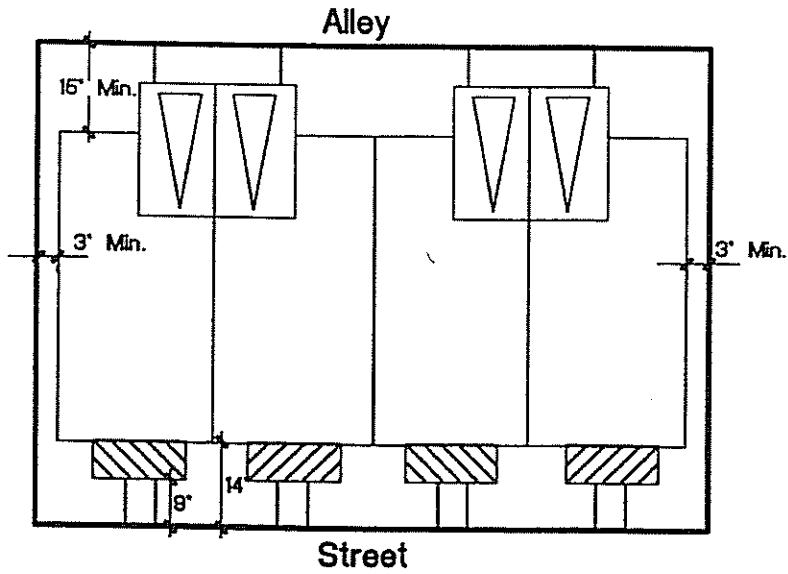


FIGURE 11-17.

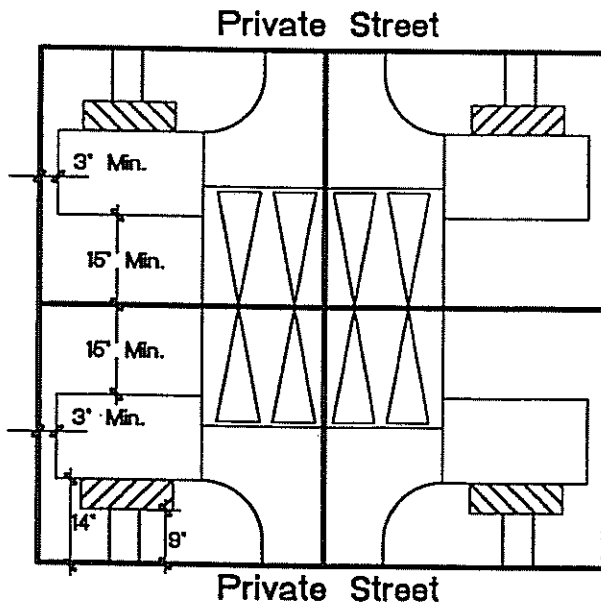


FIGURE 11-18.

SNOQUALMIE RIDGE

NEIGHBORHOOD CENTER
 5.5-18 du/acre Townhomes

REF: 2-038.DWG
 06/11/96

OWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REV

ju

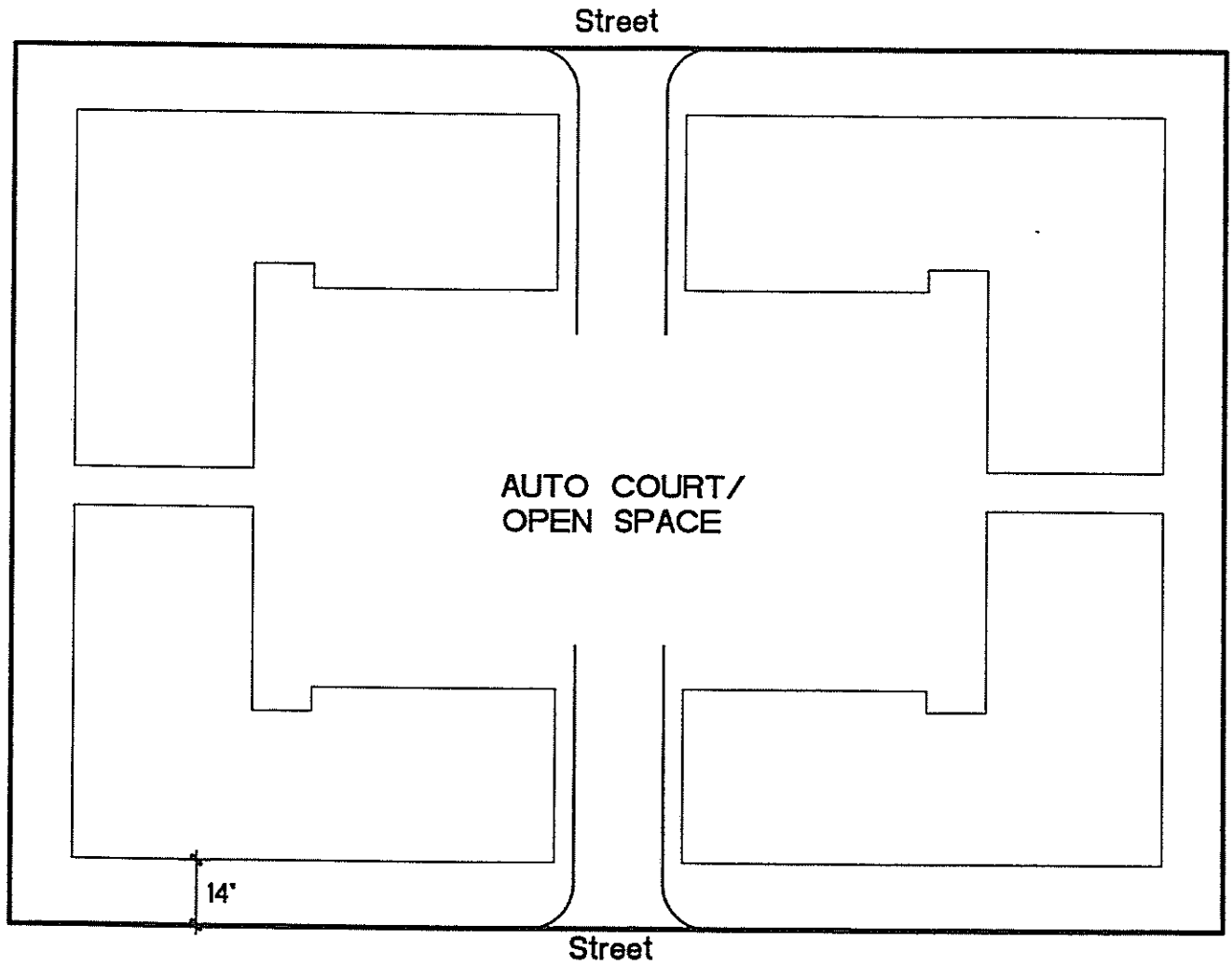


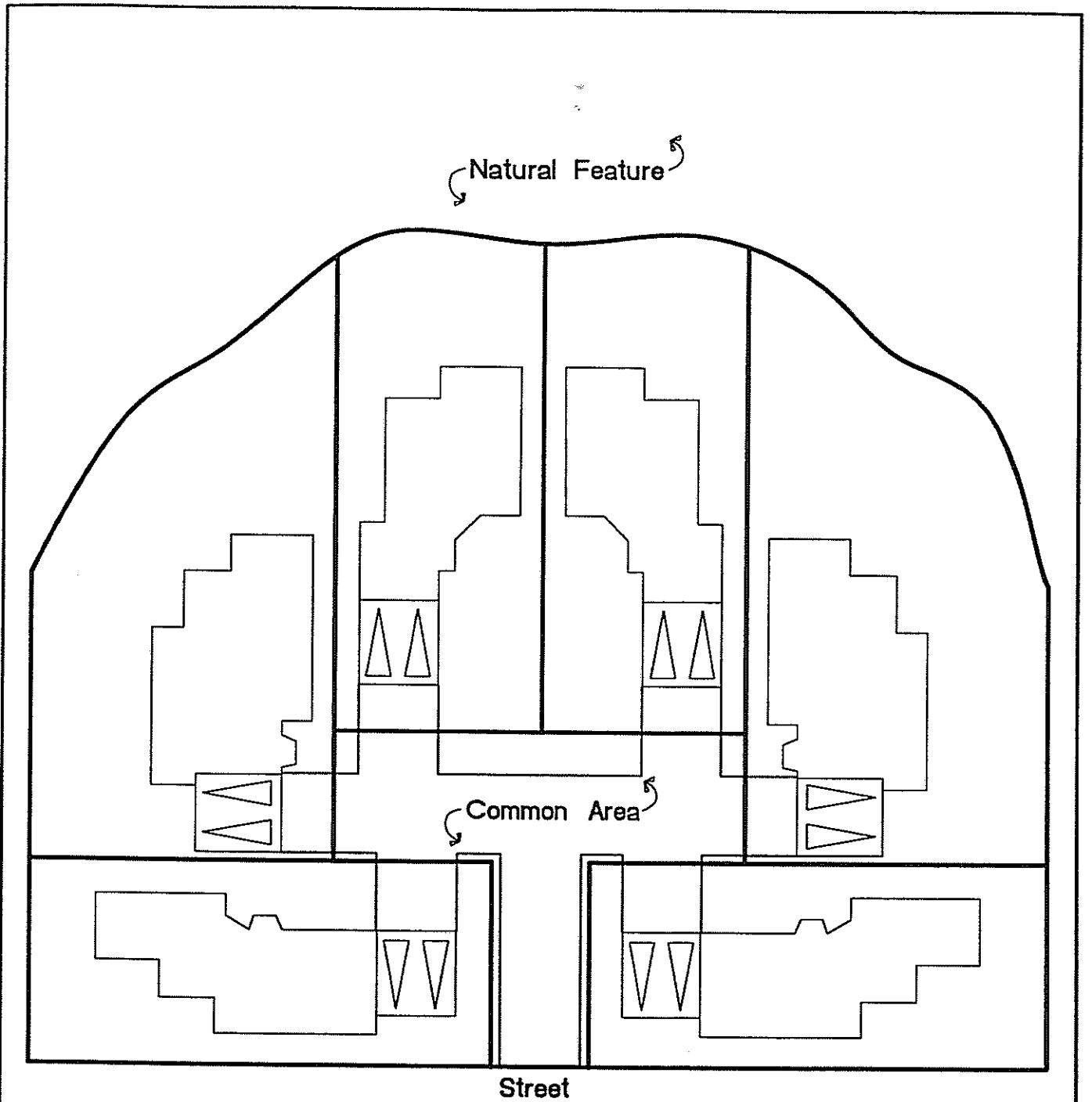
FIGURE 11-19.

SNOQUALMIE RIDGE			
NEIGHBORHOOD CENTER			
5.5-18 du/acre Townhomes			
DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REF: 2-03B.DWG
06/11/96

REV

JW



Natural Feature

Common Area

Street

FIGURE 11-20.

SNOQUALMIE RIDGE			
NEIGHBORHOOD CENTER			
5.5-18 du/acre Clustered Housing			
DWN	CKD	DATE	DWG
X	X	07/16/96	W-01

REF: 2-038.DWG
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