

Critical Areas LUCA - Citywide
September 2025 Draft

Title 20

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Chapter 20.20 General Development Requirements

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20.20.010 Uses in land use districts dimensional requirements

Chart 20.020.010

Uses in land use districts – Dimensional Requirements

		Residential										
STD LAND USE CODE		LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MDR-1	MDR-2
REF	LAND USE CLASSIFICATION											
	DIMENSIONS	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(52)	(52)	(52)	(52)
	Front yard Minimum Setback of Structures (feet) (18)(20)(38)(39)	35	30	20	20	20	20	20	20	20	20	20
	Rear Yard Minimum Setback of Structures (feet) (11)(17)(18)(20)(38)(39)	25	25	25	25	20	20	20	20	20	20	20
	Side Yard Minimum Setback of Structures (feet) (7)(11)(17)(18)(20)(38)(39)	5	5	5	5	5	5	5	5	5	5	5
	2 Side yards Minimum Setback of Structures (feet) (7)(17)(18)(20)(38)(39)	20	15	15	15	15	15	10	10	10	10	10
	Minimum Lot Area (Thousands of Sq. Ft.) (3)(39)	35	20	13.5	10	8.5	7.2	4.7			(12)	(12)
	Dwelling Units per Acre (21) (22)	1 (1)	1.8 (1)	2.5 (1)	3.5 (1)	4 (1)	5 (1)	7.5 (1)	10 (2)	15 (2)	20 (2)	30 (2)

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Minimum Width of Street Frontage (feet)	30	30	30	30	30	30	30	30				
Minimum Width Required in Lot (feet) (4)	100	90	80	70	65	60	50					
Minimum Depth Required in Lot (feet) (4)	150	80	80	80	80	80	80	80				
Maximum Building Height (feet) (10)(26)(45)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	30/35 (44)	40	40	40	40
Maximum Lot Coverage by Structures (percent) (13) (14)(16)(26)(27)(37)(39)	35	35	35	35	35	40	40	40	40	40	40	40
Maximum Hard Surface Coverage (percent) (37)(39)	75 (36)	75 (36)	75 (36)	75 (36)	75 (36)	80 (36)	80 (36)	90	90	90	90	90
Maximum Impervious Surface (percent) (37)(39)	45 (36)	45 (36)	45 (36)	45 (36)	45 (36)	55 (36)	55 (36)	65	65	65	65	65
Alternative Maximum Impervious Surface (percent) (35)(37)(39)(48)	50 (36)	50 (36)	50 (36)	50 (36)	50 (36)	55 (36)	55 (36)	80	80	80	80	80
Minimum Greenscape Percentage of Front Yard Setback (40)(51)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)	50 (40)					

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Notes: Uses in land use districts – Dimensional requirements:

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~~(13) Lot coverage is calculated after subtracting all critical areas and stream critical area buffers; provided, that coal mine hazards (LUC 20.25H.130), habitat associated with species of local importance (LUC 20.25H.150), and seismic hazards (LUC 20.25H.120.A.4) shall not be subtracted.~~

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~~(21) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.~~

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(38) Certain noncritical area setbacks on sites in the Critical Areas Overlay District may be modified pursuant to LUC 20.25H.040.

(39) These dimensional standards may be modified through an approved conservation subdivision, LUC 20.45A.060, or conservation short subdivision, LUC 20.45B.055.

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20.20.025 Intrusions into required setbacks.

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C. Minor Building Elements.

Subject to LUC 20.20.025.C.3, minor building elements including patios, platforms, eaves, trellises, open beams, fireplace chimneys, decks, porches, balconies, lanais, bay windows, greenhouse windows and similar elements of a minor character may intrude into a required setback as follows:

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5. ~~A minor building elements~~ may extend into a critical area structure setback required by LUC 20.25H.035, ~~subject to the standards in LUC 20.25H.035.B.2 only if it is above the ground level and if vegetation will be maintained in a healthy condition. Solar access to vegetation must be maintained at least 50 percent of daylight hours during the normal growing season.~~

Note: Heat pumps are not minor building elements. Retaining walls and rockeries 30 inches or greater in height are not minor building elements.

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20.20.538 Middle housing.

A. Applicability.

This section outlines the dimensional requirements applicable to middle housing developments as defined in LUC 20.50.034. For dimensional standards applicable to single-family development and attached or detached multifamily dwelling development see Chart 20.20.010 in LUC 20.20.010. For additional site design regulations for cottage housing see LUC 20.20.250. For additional site design regulations for courtyard housing see LUC 20.20.252. ~~The provisions of this section are not applicable to lots located in the Critical Areas Overlay, which shall be regulated by the applicable dimensional requirements in LUC 20.20.010.~~

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20.20.900 Tree Retention and Replacement.

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B. Applicability

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5. This section is inapplicable in the following circumstances:

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- c. This section does not apply to development activity in critical areas, ~~or critical area buffers, or critical area structure setbacks~~. The retention and replacement of trees located in critical areas, ~~or critical area buffers, or critical area setbacks~~ is regulated by Part 20.25H, Critical Areas Overlay District.

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C. Definitions.

The following definitions are specific to this section. Where a term defined below is used in this section its meaning shall be as defined below.

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- 5. “Tree Canopy Site Area” means, for the purpose of determining the minimum tree density required for a site, the area of a site remaining after subtracting the following areas from the gross site area:
 - a. Critical areas, ~~and critical area buffers, and critical area structure setbacks~~ (as may be modified pursuant to Part 20.25 LUC, if applicable);

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Chapter 20.25 Special and Overlay Districts

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Part 20.25D BelRed

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20.25D.080 Dimensional Requirements

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Chart 20.25D.080.A **Dimensional Requirement in BelRed Districts**

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BelRed Land Use District (19)	Tower Type (1) (17)	Minimum Setbacks/Stepbacks (3) (5) (7) (8) (10)			Gross SF/Floor Above 40 ft. (gsf/f) (16) (20) (21)	Gross SF/Floor Above 80 ft. (gsf/f) (16) (20) (21)	Maximum Impervious Surface/Lot Coverage (6)	Building Height (4)(22)		Floor Area Ratio (4) (9)	
		Front	Rear	Side				Base	Max	Base	Max
MO-1 OR-1 RC-1	Nonresidential Residential	0 (2)	0 (14)	0 (14)	28,000 28,000/12,000	28,000 9,000	75%	45	150	1.0	4.0
OR-2 RC-2	Nonresidential Residential	0 (2)	0 (14)	0 (14)	28,000 28,000/12,000	28,000 9,000	75%	45	125	1.0	4.0
RC-3 (15)	Nonresidential Residential	0 (2)	0	0	28,000 28,000	NA	75%	45 (13)	70 (13)	1.0	4.0
CR (15)	Nonresidential Residential	0 (2)	0	0	28,000 28,000	NA	75%	45 (13)	70 (13)	1.0	2.0
R	Nonresidential Residential	0 (2)	0	0	NA	NA	75%	30	45	1.0	2.0
MO OR	Nonresidential Residential	0 (2)	0	0	28,000 28,000	NA	75%	70	70	1.0	1.0
GC	Nonresidential Residential	0 (2)	0	0	NA	NA	75%	45	45	1.0	1.0

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ORT	Nonresidential Residential	20	30	20	NA	NA	75%	45(11))	45 (11)	0.75	0.75
All	Parking (12) (18)				NA	NA	75%	30	30	0.5	0.5

Notes: Chart 20.25D.080.A Dimensional Requirement in BelRed Districts:

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~~(6) Impervious Surface/Lot Coverage is calculated after subtracting all critical areas and critical area buffers; provided, that coal mine hazards (LUC 20.25H.130) and habitat associated with species of local importance (LUC 20.25H.150) shall not be subtracted. See LUC 20.20.460 for exceptions and performance standards relating to impervious surface.~~

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~~(9) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.~~

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Part 20.25L Office and Limited Business-Open Space (OLB-OS) District

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20.25L.030 Dimensional requirements.

Except for the dimensional requirements chart at LUC 20.20.010, the provisions of Chapter 20.20 LUC apply to development within the OLB-OS Land Use District. The following chart establishes the dimensional requirements for the OLB-OS Land Use District.

Dimensions (1)	OLB-OS Land Use District
Minimum Setbacks of Structures (feet) (2) (3) (13)	50
Rear Yard (2) (3) (4) (10) (13)	50
Side Yard (2) (3) (4) (10) (13)	30
2 Side Yards (2) (3) (4) (10) (13)	60
Minimum Lot Area (5) (12)	2 acres
Minimum Dimensions (feet) Width of Street Frontage	200
Width Required in Lot (6)	200
Maximum in Building Height (feet) (7)	70
Maximum Lot Coverage by Structures (8) (9) (10)	35
Floor Area Ratio (11)	0.5
Impervious Surface (14) (15) (16)	80

...

~~(1) See LUC 20.25H.045 for density/intensity limitations in the Critical Areas Overlay District.~~

...

~~(9) Lot coverage is calculated after subtracting all critical areas and stream critical area buffers; provided, that coal mine hazards (LUC 20.25H.130) and habitat associated with species of local importance (LUC 20.25H.150) shall not be subtracted.~~

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(11) Any office building or any office portion of a building shall not exceed a floor area ratio of 0.5, calculated by dividing the total amount of gross square footage of buildings or structures to be constructed in the development area by the net on-site land area (as described in the definition of "Floor Area Ratio" in LUC 20.50.020) of the entire parcel designated OLB-OS, including both the development area and the reserved area. ~~Refer to LUC 20.25H.045 for limitations on development intensity applicable to sites in the Critical Areas Overlay District.~~

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Part 20.25P Eastgate Transit Oriented Development Land Use District

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20.25P.060 Dimensional requirements

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Chart 20.25P.060.A

Dimensional Requirements in Eastgate Transit Oriented Development District

	Eastgate Transit Oriented Development Land Use District
LAND USE CLASSIFICATION	EG-TOD
DIMENSIONS	(1)
Minimum Setbacks of Structures (feet) Front Yard	0 (2) (3) (4)
Minimum Façade Separation (feet) (setback/stepback)	10 (5)
Rear Yard (feet)	5 (2) (3) (4)
Side Yard (feet)	5 (2) (3) (4)
2 Side Yards	
Floor Area Ratio	2.0 (1)
Maximum in Building Height (feet)	160/55 (6)
Maximum Lot Coverage by Structures (percent) (7) (8) (9) (14)	35
Maximum Hard Surface Coverage (11) (12)	85
Maximum Impervious Surface (percent) (10) (11)	60
Alternative Maximum Impervious Surface (percent) (10) (11) (13)	80

Notes: Chart 20.25P.060.A Dimensional Requirements in Eastgate Transit Oriented Development Land Use District

~~(1) See LUC 20.25H.045 for calculation of density/intensity on sites in the Critical Areas Overlay District.~~

...

~~(7) Lot coverage is calculated after subtracting all critical areas and stream critical area buffers; provided, that coal mine hazards (LUC 20.25H.130) and habitat associated with species of local importance (LUC 20.25H.150) shall not be subtracted.~~

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Part 20.25Q East Main Transit Oriented Development Land Use District

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20.25Q.060 Dimensional requirements.

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Table 20.25Q.060.A.
Dimensional Requirements in the East main Transit-Oriented Development Districts

East Main Land Use District	East Main Transit Oriented District (Higher Density) Nonresidential (1)	East Main Transit Oriented District (Higher Density) Residential (1)	East Main Transit Oriented District (Lower Density) Nonresidential (1)	East Main Transit Oriented District (Lower Density) Residential (1)
	EM-TOD-H Nonresidential (2)(3)	EM-TOD-H Residential (2)(3)	EM-TOD-L Nonresidential (3)	EM-TOD-L Residential (3)
Minimum Setbacks (4)(5)(6)				
Front	0	0	0	0
Rear	0	0	0	0
Side	0	0	0	0
Minimum Tower Setback above 80 ft where	20 ft	20 ft	N/A	N/A

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	EM-TOD-H Nonresidential (2)(3)	EM-TOD-H Residential (2)(3)	EM-TOD-L Nonresidential (3)	EM-TOD-L Residential (3)
Building exceeds 100 ft				
Maximum Floor Plates above 40 ft gsf/f (6)	30,000 gsf/f	unlimited	30,000 gsf/f	unlimited
Maximum Floor Plates above 80 ft gsf/f (6)	25,000 gsf/f	13,500 gsf/f	25,000 gsf/f	13,500 gsf/f
Base Building Height	115 ft	230 ft	70 ft	70 ft
Maximum Building Height (7)(8)(9)	300 ft	300 ft	100 ft	100 ft
Maximum Building Height with Mechanical Equipment (7)(8)(9)	320 ft (10)	320 ft (10)	100 ft	100 ft

East Main Land Use District	East Main Transit Oriented District (Higher Density) Nonresidential (1)	East Main Transit Oriented District (Higher Density) Residential (1)	East Main Transit Oriented District (Lower Density) Nonresidential (1)	East Main Transit Oriented District (Lower Density) Residential (1)
	EM-TOD-H Nonresidential (2)(3)	EM-TOD-H Residential (2)(3)	EM-TOD-L Nonresidential (3)	EM-TOD-L Residential (3)
Base FAR (12)	2.5	3.5	0.5	0.5
Maximum FAR (11)(12)	5.0	5.0	1.0	1.0
Tower Separation above 80 ft where Building exceeds 100 ft	60 ft	60 ft	N/A	N/A

Notes: Dimensional Requirements in East Main Land Use Districts:

(1) For the purposes of this chart, a Building is determined to be nonresidential or residential if more than 50 percent of the Gross Floor Area of the Building or Tower is devoted to that use

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~~**(12)** See LUC 20.25H.045 for calculation of density/intensity on Sites in the Critical Area Overlay District.~~

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Chapter 20.30 Permits and Decisions

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Part 20.30D Planned Unit Development

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20.30D.165 Planned Unit Development plan – Request for modification of zoning requirements.

A. Density and Floor Area Ratio.

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2. Bonus Decision Criteria. The City may approve a bonus in the number of dwelling units allowed by no more than 10 percent over the base density for proposals complying with this subsection A.2. ~~Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045.~~ Base density ~~on all other sites~~ shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. The bonus allowed by this section may be approved only if:

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20.30D.167 Planned Unit Development – Additional bonus density for large-parcel projects.

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D. Additional Bonus.

The City may authorize additional bonus density, up to 30 percent of the base density, for proposals including additional conservation design features above the amount required in LUC 20.30D.160.A. ~~Base density shall be determined on sites with critical areas or critical area buffers pursuant to LUC 20.25H.045.~~ Base density ~~on all other sites~~ shall be determined based on the gross land area of the property excluding either that area utilized for traffic circulation roads or 20 percent, whichever is less. Bonus density shall be based on the square footage credit earned divided by the minimum lot size of the underlying land use district. Bonus density may be approved only if the proposal meets the criteria of LUC 20.30D.165.A.2.a and A.2.b.

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Chapter 20.45A Platting and Subdivisions

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20.45A.060 Special requirements for plats with critical areas or critical area buffers.

A. Allowed Density.

Density shall be calculated pursuant to LUC 20.25H.0450.010.

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B. Conservation Subdivision.

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3. Dimensional Standards Modification. The dimensional standards set forth in LUC 20.20.010 are modified as follows for sites processed through the conservation subdivision process. All other dimensional standards and requirements of LUC 20.20.010 shall apply, including applicable footnotes:

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Land Use District	R-1LL-1	R-1.8LL-2	R-2.5SR-1	R-3.5SR-2	R-4SR-3	R-5SR-4	R-7.5LDR-1	R-10-3LDR-2	R-15-3LDR-3	R-20-3MDR-1	R-30-3MDR-2
Minimum Setbacks of Structures (feet) Front Yard (1) (2) (7)	25	20	10	10	10	10	10	10	10	10	10
Rear Yard (4) (7)	20	20	20	15	15	15	15	20	20	20	20
Side Yard (4) (7)	5	5	5	5	5	5	5	5	5	5	5
2 Side Yards (4) (7)	15	10	10	10	10	10	10	10	10	10	10
Minimum Lot Area Acres (A) or Sq. Ft.	22,750	13,000	8,775	6,500	5,525	4,680	3,055	5,525	5,525	5,525	5,525
Maximum Lot Coverage by Structures (percent)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Impervious Surface	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)

Notes:

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~~(3) Where there is a conflict between this subsection B.3 and the requirements of the Transition Area Overlay District, the provisions of the Transition Area Overlay District shall prevail.~~

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Chapter 20.45B Short Plats and Short Subdivisions

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20.45B.055 Special requirements for short plats with critical areas or critical area buffers.

A. Allowed Density.

Density shall be calculated pursuant to LUC 20.25H.0450.010.

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B. Conservation Subdivision.

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3. Dimensional Standards Modification. The dimensional standards set forth in LUC 20.20.010 are modified as follows for sites processed through the conservation short subdivision process. All other dimensional standards and requirements of LUC 20.20.010 shall apply, including applicable footnotes:

Land Use District	R-1LL-1	R-1.8LL-2	R-2.5SR-1	R-3.5SR-2	R-4SR-3	R-5SR-4	R-7.5LDR-1	R-10-3LDR-2	R-15-3LDR-3	R-20-3MDR-1	R-30-3MDR-2
Minimum Setbacks of Structures (feet)	25	20	10	10	10	10	10	10	10	10	10
Front Yard (1) (2) (7)											
Rear Yard (4) (7)	20	20	20	15	15	15	15	20	20	20	20
Side Yard (4) (7)	5	5	5	5	5	5	5	5	5	5	5
2 Side Yards (4) (7)	15	10	10	10	10	10	10	10	10	10	10
Minimum Lot Area Acres (A) or Sq. Ft.	22,750	13,000	8,775	6,500	5,525	4,680	3,055	5,525	5,525	5,525	5,525
Maximum Lot	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)

Land Use District	R-1LL-1	R-1.8LL-2	R-2.5SR-1	R-3.5SR-2	R-4SR-3	R-5SR-4	R-7.5LDR-1	R-10(3)LDR-2	R-15(3)LDR-3	R-20(3)MDR-1	R-30(3)MDR-2
Coverage by Structures (percent)											
Impervious Surface	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)

Notes:

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(3) ~~Where there is a conflict between this subsection B.3 and the requirements of the Transition Area Overlay District, the provisions of the Transition Area Overlay District shall prevail.~~

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Chapter 20.50 Definitions

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20.50.014 C Definitions

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Critical Areas. Areas required to be protected under the Growth Management Act, Chapter 36.70A RCW. The City's critical areas are designated in Part 20.25H LUC, and include wetlands, fish and wildlife habitat conservation areas, geologically hazardous areas, ~~and~~ frequently flooded areas, and critical aquifer recharge areas. Fish and wildlife habitat conservation areas are comprised of streams, habitats associated with species of local importance, and steep slopes. ~~Areas with a critical recharging effect on aquifers used for potable water are not designated by the City.~~

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