

## EXISTING URBAN RESIDENTIAL ZONING–

MINIMUM LOT SIZE IS 7,200 SQ. FT.  
1 DWELLING PER 3,600 SQ. FT.

**When is the density standard applied?** Density is applied when there will be one or more dwellings on a property.

**What type of living accommodations typically do not follow a density standard?** Hotels, boarding houses, nursing homes where there is only one shared kitchen when the living quarters for each person does not contain a separate kitchen.

**What does density look like?** See

<http://mrsc.org/Home/Explore-Topics/Economic-Development/Special-Topics/Visualizing-Compatible-Density.aspx#>

Four 7,200 sq. ft. lots plus area for streets equals about 1 acre. (4 du/acre), or  
Four 7,200 sq. ft. lots w/duplexes equals 8 du/acre.

**Why isn't the minimum lot size 3,600 sf. rather than 7,200 sq. ft.?**

- Zoning decision of the city council.
- Desire for homes, yards, outdoor space fairly uniform along residential streets.
- Duplexes don't necessarily have two front doors facing the street.
- 7,200 sq. ft. is a typical standard size of lot traditionally across the US.

*Note: Dayton is one of only a few cities in Washington that allows duplexes on what are typically single family lots. Most cities establish five or more residential zones which each permitting a certain lot size/density. Example: Lots with 1/du per 15,000 sq ft; 1 du/per 7,200 sq ft; 1du/per 5,000 sq. ft; lots allowing duplexes, and lots allowing 3 du's or more.*

**When could a reduction in lot size be allowed under the Zoning Code?**

- If through a subdivision, the owner sets aside property in a separate tract to protect the area from future development (critical area tract or a private park tract owned by the homeowners)
- Under a Developer's Agreement whereby the developer submits a plan with an alternative design which the City Council finds would be a net benefit to the city.
- Variance from zoning standards (only allowed in very limited cases).

**Infill?– Please explain!** Development of the remaining lots in urban areas that have existing utilities for easy hook-up and improved streets, rather than extending utilities and roads further out.

See - <http://mrsc.org/Home/Explore-Topics/Planning/Development-Types-and-Land-Uses/Infill-Development-Completing-the-Community-Fabric.aspx>

Reform Zoning Regulations - to support building forms, densities, and dimensional standards consistent with infill

Create residential "Small lot zones" with reduced parking, setbacks, and limiting both size and height of buildings.



**Seattle, Washington has designated a "residential small lot zone"** with a minimum lot area of 2,500 square feet for a detached single family dwelling. Only one parking space is required which may not be located in the front or street side yard. (Seattle Municipal Code, Ch. 23.43)

[https://library.municode.com/wa/seattle/codes/municipal\\_code?nodeId=TIT23LAUSCO\\_SUBTITLE\\_IIILA\\_USRE\\_CH23.43RESMLO](https://library.municode.com/wa/seattle/codes/municipal_code?nodeId=TIT23LAUSCO_SUBTITLE_IIILA_USRE_CH23.43RESMLO)

**Development Agreements:** See

[https://library.municode.com/wa/dayton/codes/code\\_of\\_ordinances?nodeId=COOR\\_TIT10ADDERE\\_CH10-08DEAG](https://library.municode.com/wa/dayton/codes/code_of_ordinances?nodeId=COOR_TIT10ADDERE_CH10-08DEAG)

<http://mrsc.org/Home/Explore-Topics/Planning/Land-Use-Administration/Development-Agreements.aspx>

**Planned Unit Development** – See

<http://mrsc.org/Home/Stay-Informed/MRSC-Insight/November-2012/Planned-Unit-Developments-Real-World-Experiences.aspx>

## ZONING DEFINITIONS

" Accessory dwelling unit (ADU) " means a habitable living unit created within, attached to, or detached from a principle single-family residence that provides the basic requirements of shelter, heating, cooking and sanitation within the unit. The primary dwelling or ADU must be occupied by the owner of property.

" Adult family home " means a family home occupied by persons who are providing personal care, room, and board to more than one but not more than four unrelated adults per RCW 70.128.010.

" Bed and breakfast guest house " means a dwelling unit which serves as the primary residence for the owner/operator within in which three to no more than five bedrooms are available for paying guests. Nightly lodging accommodations may serve guests and/or travelers for a period of no longer than 30 days and may serve breakfast only to those people registered to use the facility for lodging.

" Boarding house " or "rooming house" means a residential use consisting of at least one dwelling unit together with three to six rooms, that are rented or are designed or intended to be rented but which rooms, individually or collectively, do not constitute separate dwelling units, primarily evidenced by not having separate kitchen facilities. A boarding house is distinguished from a bed and breakfast guest home in that the boarding house is designed to be occupied by long-term residents (at least month to month tenants) as opposed to overnight or weekly guests.

" Community center " means a facility used for and providing recreational and/or social programs, but not including overnight shelters.

" Community residential facilities (CRF) " include housing for over five persons with disabilities, children and domestic abuse shelters, as well as, transitional housing for victims of domestic violence, for children, or for the disabled. CRFs do not include overnight shelters, halfway houses or transitional housing for other populations.

" Conditional use " is a use that may be compatible only under certain conditions in specific locations in a zone and if the site is regulated in a certain manner in order to achieve the purposes of this title to protect health, safety and general welfare of the public.

" Dwelling unit, duplex " means two dwelling units within one building on one lot, parcel or tract, designed for occupancy by two separate and independent households. This definition does not include ADUs.

" Dwelling unit, multifamily residential " means three or more dwelling units within one building, designed for occupancy by three or more households on one lot, parcel or tract.

" Dwelling unit, single-family " means any building which contains independent living facilities, including provisions for living, sleeping, eating, cooking and sanitation, intended for occupancy by not more than one family.

" Family " means a person or group of people who are related to each other by birth or marriage or adoption or related in another similar legally recognized manner or a household of up to five non-related people who are living in a single dwelling unit.

" Group home " means a publicly or privately operated residential facility, limited to: Group homes for children, for those with disabilities, or for the elderly; homes for recovering, non-using alcoholics and addicts; or shelters for domestic violence victims. Group homes are single-family structures, allowed in all residential and commercial zones. They may house up to five residents plus two caregivers, with the special exception that state-licensed adult family homes and foster family homes are exempt from the city's numerical limit. Group homes do not include halfway houses, overnight shelters, or transitional housing.

"Hotel" means a building or complex with more than ten guest units, and consisting of individual guest sleeping rooms available for short term (less than monthly) rental. Entry to the guest rooms is provided primarily through a lobby/reception area. Additional services such as meeting rooms, restaurants, health spas, retail shops and beauty salons may be provided.

"Inn" or "hostel" means a building with not more than 20 beds for guests within not more than ten guest sleeping rooms available for rent on a short-term basis (less than 30 days) and generally serving breakfast only to those people registered to use the facility for lodging.

"Motel" means a building or complex with more than ten guest rooms (ten or fewer rooms is defined for zoning purposes as an inn), and consisting of individual guest sleeping rooms available for short term (less than monthly) rental. Motels are designed for easy access from the guest's cars to the guest rooms.

"Nursing home/convalescent center" means residential facilities offering 24-hour skilled nursing care for patients who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, or alcohol or drug detoxification. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only.

## **SENIOR CARE & SPECIAL NEEDS- HOUSING OPTIONS**

### **Assisted Living Facility**

A state-licensed multi-unit establishment which provides living quarters and a variety of limited personal care and at least a minimal amount of supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a convalescent center or nursing home. Supportive health care may include health care monitoring, such as assistance with medication, but is limited to health care services which may be provided by a boarding home licensed under Chapter 18.20 RCW. These facilities may consist of individual dwelling units with a full kitchen, partial kitchen or no kitchen. In addition, these facilities may have a communal dining area, recreational facilities (library, lounge, game room, open space), and/or laundry facilities. Assisted living facilities do not include adult family homes, as defined in Chapter 70.128 RCW.

### **Assisted Living**

A living unit in which a resident receives medical or health care services. A bedroom is the equivalent of a unit for the purpose of calculating the number of assisted living units.

### **Special Needs Housing**

Housing which is specifically designed and maintained to meet the needs of senior citizen households; mentally, physically or emotionally impaired persons; or low income households.

### **Two/Three-Unit Home**

A structure containing two (2) dwelling units or three (3) dwelling units, designed to look like a detached single-family home.

### **Residential Suites**

A structure containing single room living units with a minimum floor area of 120 square feet and maximum floor area of 400 square feet offered on a monthly basis or longer where residents share bathroom and/or kitchen facilities. "Residential suites" does not include dwelling units, assisted living facility, bed and breakfast house, convalescent center, nursing home, facility housing individuals who are incarcerated as the result of a conviction or other court order, or secure community transition facility. For purposes of determining the minimum or maximum number of units to apply density, parking or other standards, each living unit shall equate to one (1) dwelling unit.

### **Senior Citizen Household**

A household which consists of people, all of whom are age 62 or older.

### **Retirement Communities/Independent Living Facilities**

Retirement communities and independent living facilities are housing exclusively for adults (normally 55 or older). The person is generally healthy and any medical or personal care can be provided by visiting nurses or a home health aide. Staff at the retirement community does not take on the general responsibility for the safety and well-being of the adult.

There are all kinds of planned retirement communities from large scale, single family home developments to smaller-scale, senior houses or apartments.

Washington State does not license retirement communities.

### **Continuing Care Retirement Community (CCRC)**

A Continuing Care Retirement Community (CCRC) is a residential community for adults that offers a range of housing options (normally independent living through nursing home care) and varying levels of medical and personal care services. A CCRC is designed to meet a resident's needs in a familiar setting as he/she grows older. People most often move into such a community when they're healthy.

A CCRC resident has to sign a long-term contract that provides for housing, personal care, housekeeping, yard care and nursing care. This contract typically involves either an entry fee or buy-in fee in addition to monthly service charges, which may change according to the medical or personal care services required. Fees vary depending on whether the person owns or rents the living space, its size and location, the type of service plan chosen, and the current risk for needing intensive long-term care. Because the contracts are lifelong and fees vary, it is important to get financial and legal advice before signing.

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