

Chapter 15.05
SITE DESIGN AND IMPROVEMENT STANDARDS

Sections:

15.05.010	Purpose.
15.05.020	Site design requirements and standards.
15.05.030	Creation of new lots—Subdivision requirements
15.05.040	Vision clearance.
15.05.050	Street right-of-way dedication
15.05.060	Administrative adjustment of certain basic development standards allowed.

15.05.010 Purpose.

The purpose of this section is to establish certain basic development requirements. These are the minimum criteria, which must be met to assure land use compatibility and promote the public health, safety and welfare. Except, some of these requirements are flexible and may be adjusted by the administrative official or hearing examiner under the provisions of Chapter 15.10. (Ord. 2947 §1 (part), 1986)

15.05.020 Site Design Requirement and Standards.

A. Table of Site Design Standards and Subdivision Requirements The provisions of this chapter and requirements in Table 5-1 "Site Design Requirements and Standards" and Table 5-2 "Subdivision Requirements" are hereby established for all development in the zoning districts indicated. (Ord. 93-81 §23, 1993 Ord. 3106 §11, 1988) (Ord. 95-13, §6, 1995)

B. Development on Nonconforming Lots Development on nonconforming lots is governed by this section and Section 15.19.040. Except as limited by this title, any permitted use may be erected on any lot legally created prior to the adoption of this title. Such development and structures are subject to the following additional provisions:

1. Detached single-family dwellings erected on nonconforming lots must meet the following criteria:
 - a. The setback dimensions of the structure conform to the regulations of this title
 - b. The lot has at least twenty feet of frontage on, or a minimum twenty-foot wide access easement to, a public or private road
 - c. All other site design and development criteria other than the lot size requirements of Table 5-2 are met.
2. Zero lot line, common wall, or duplex development may be permitted on such lots in the R-2, R-3 and B-1 districts only if the conditions of subsection B-1 of this section are met.

3. Multifamily development may be permitted in the R-2, R-3, B-1, CBD and CBDS districts only if the criteria of subsection B-1 of this section are met.
4. Zero lot line, common wall, duplex or multifamily development are not allowed on such lots in the SR and R-1 zones unless such development is the replacement or reconstruction of a destroyed or damaged existing use.
5. Any permitted use or structure may be placed on a lot that is nonconforming as to width and/or lot area in the industrial and commercial districts but only if the criteria of subsection B-1 of this section are met.

C. Maximum Lot Coverage Maximum lot coverage is the percentage of net land area of a site that can be covered with structures and other impervious surfaces. The maximum lot coverage in each district is shown in Table 5-1.

In the SR, and R-1 districts, this standard is intended to protect the open character of each district, and insure that land is available to accommodate septic tanks and drain fields. The intent in the R-2 and R-3 districts is to provide areas for landscaping and recreation. Maximum lot coverage requirements in the commercial districts are intended to promote development consistent with the character of the district, protect setbacks, and provide the opportunity to integrate open space and landscaping plans into the design and placement of the structure and off-street parking.

D. Structure Setbacks are the minimum structure setbacks permitted in a particular zoning district with Class (1) review. In the residential districts, structure setbacks are intended to provide privacy, light, air and emergency access. Setbacks along easements and rights-of-way are intended to minimize the impacts from traffic on adjoining property owners. In the commercial districts, building setbacks provide visual clearance along streets and areas for site screening and landscaping. Structure setbacks are required in the industrial districts to provide fire protection, emergency access, and to reduce impacts on adjacent districts of lower intensity. No structure shall be built or located on or in an easement unless written permission is obtained from the easement grantee. The use of an access easement by a structure shall only be allowed upon vacation/alteration of the easement in accordance with provisions established in the Yakima county/city Subdivision Ordinance. The standard structure setback in each district is shown in Table 5-1.

E. Setbacks for Residential Accessory Structures The minimum setback for residential accessory structures in the residential districts shall be at least five feet from the side property line, five feet from the rear property line, and up to, but not within, the required front yard. Provided, that the accessory structure(s) shall not encroach on a public easement and applicable street setbacks are observed.

In the residential districts an accessory structure not requiring a building permit may be placed up to the side or rear property line if the structure will not encroach on a public easement and applicable street setbacks are observed.

F. Maximum Building Height is intended to maintain building heights compatible with the character and intent of the district. The maximum building height in each district is shown in Table 5-1.

G. Fences and Walls, Standard Height - The following provisions shall govern the location and height of fences and walls: (Ord. 93-81 §24, 1993)

1. In the front yard - fences and walls may be placed on or behind the property line. However, no fence, or wall shall exceed four feet (4') in height within the required front yard setback area, except must conform to clear view triangle standards where applicable. In the residential districts, six feet (6') shall be the maximum height in the front yard behind the required setback. In commercial and industrial districts eight feet (8') shall be the maximum height in the front yard behind the required setback.
2. In the side yard - fences and walls may be placed on or behind the property line. However, no fence or wall shall exceed four feet (4') in height within the required side yard setback area from a street. In residential districts, six feet (6') shall be the maximum height behind the required street setback and in side yards not bordering a street. In the commercial and industrial districts, eight feet (8') shall be the maximum height behind the required street setback and in the side yards not bordering a street.
3. In the rear yard - fences and walls may be placed on or behind the property line. In the residential districts six feet 6' is the maximum fence or wall height in the rear yard. Provided, that when the rear yard abuts a designated arterial, the maximum height shall be eight feet (8'). Eight feet (8') is the maximum rear yard fence height in the commercial and industrial districts.
4. Within the clear view triangle - no fence, hedge or wall shall be placed in the clear view triangles established in Section 15.05.040 of this title.
5. Fences over six feet in height - all fences over six feet (6') in height shall meet the provisions of the Uniform Building Code.
6. Fence height in combination with a retaining wall - no combination of a fence and retaining wall shall exceed a height of ten feet (10'), measured from the lower elevation, except, existing retaining walls at the time of the passage of this title will be allowed a three and one-half-foot (3 1/2') fence above the retaining wall.

H. Access Required. All new development shall have a minimum of twenty feet of lot frontage upon a public road or be served by an access easement at least twenty feet in width. The purpose of this standard is to provide for vehicular access to all new development. Provided, the construction of single-family and two-family dwellings on existing legally established lots are exempt from the requirements of this section.

I. Standard Screen Height Is the maximum permitted height of a screen. A screen is a protective device for recreational purposes designed to keep recreational equipment within or outside of a designated area. Such uses are typically associated with schools,

parcs, golf courses, swimming pools, ball fields, and playgrounds. (Ord. 93-81 §25, 1993)

J. Sidewalk Requirement Sidewalks on one side of the street are required with new construction, (except single family structures). A sidewalk is required if one exists within 200 feet of the development on the same side of the street. Replacement of existing sidewalk is required only if existing sidewalk presents a safety hazard.

15.05.030 Creation of New Lots—Subdivision Requirements

A. Table of Subdivision Requirements. The provisions of this section and the requirements set forth in Table 5-2, "Subdivision Requirements", are hereby established for all subdivisions in the zoning districts indicated. In the case of conflict between the text and tables, the text shall govern. Additional subdivision requirements are established in Yakima County Code Chapters 14.28 and 14.32 and, the Yakima Municipal Code Chapters 14.30 and 14.35.

B. Maximum Number of Dwelling Units Permitted Per Net Residential Acre is used to determine the maximum number of dwelling units permitted within a single subdivision, short subdivision, mobile home park, multi-family development, or planned residential development. This standard is intended to:

- 1) Assure that residential densities in new subdivisions, multi-family developments, or planned residential developments are compatible with the existing or planned level of public services and the density of the zoning district and,
- 2) Permit the clustering of dwelling units (when clustering occurs, open space shall be provided in accordance with Section 15.09.030) and,
- 3) Permit a variety of residential dwelling types within a development.

The following formula shall be used to determine the maximum number of dwelling units permitted for any particular subdivision, short subdivision, mobile home park multi-family development or planned residential development:

$$\text{THE MAXIMUM NUMBER OF UNITS PERMITTED ON A SITE} = (\text{the total site area in acres}) - (\text{the area of streets, right-of-ways and, access easements, in acres}) \\ X = \text{the maximum number of dwelling units permitted per net residential acre.}$$

Any fraction of dwelling units shall be rounded up to the next highest whole number. Once approved under the provisions of this title, no subdivision, resubdivision, or short subdivision shall be further modified or divided in a manner that will raise the density of the subdivision beyond the maximum number of dwelling units permitted per net residential acre by Table 5-2. Provided that development exceeding the maximum number of dwelling units per net residential acre may be allowed in the R-1 and R-2 Districts as a Class (3) use in accordance with Table 4-1. This higher density

development shall be allowed only after Class (3) review, the hearing examiner finds the project location and site plan is higher density and compatible with neighboring land use, level of public services, and is consistent with the goals and objectives in the Yakima Urban Area Comprehensive Plan.

The application of this provision shall not prohibit the subdivision of land already developed with more dwelling units than would be permitted by this section when:

- 1) The lots created meet the lot size and lot width requirements established in Table 5-2: and,
- 2) The existing structures meet the building area and setback requirements in Table 5-1 and,
- 3) No new dwelling units are built.

C. Minimum Lot Size Minimum lot size is the smallest lot size permitted in a particular zoning district when land is subdivided, short platted, resubdivided, or when lot lines are adjusted. No lot shall be created that is smaller than the applicable minimum lot sizing standard established in Table 5-2. In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima Health District determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems:

I. Situation Required Minimum Lot Size

In the Floodplain, Airport and Greenway Overlay District	One acre, provided the minimum lot size of the underlying zoning district shall apply, when in the opinion of the reviewing official, the lot has a buildable area outside the overlay district and a plat restriction prohibits development on that portion of the lot within the overlay district.
Individual water system and individual sewer system	One-half acre
Public or community water system and an individual sewer system	14,500 square feet
Individual water system and the regional or an approved community sewer system	9,600 square feet
Public or Community water system and the regional or an approved community sewer system	See Table 5-2

The smaller lot size for zero lot line, attached and multifamily dwellings does not permit an increase in the maximum number of dwelling units per net residential acre established in subsection (B) of this section. Any lots created for zero lot line, attached and multifamily dwellings shall be so designated on the face of the plat or short plat.

In the local business district, the minimum lot size is intended to maintain the character of the district and provide adequate space for off-street parking and landscaping. The minimum lot size in the small and large convenience center districts and industrial districts are intended to accommodate the large uses permitted in these districts and maintain vacant land in relatively large parcels that can be easily assembled when development is proposed.

D. Standard Lot Width Standard lot width is the minimum lot width generally permitted in a particular zoning district. The intent of this standard is to prevent irregularly shaped lots along, and to control access to, rights-of-way.

E. Concurrent Subdivision and Zoning Review Required. Any application for a long subdivision which proposes a use or configuration of land or improvements which would require Class (2) or (3) review under this title shall, at or prior to the filing of such application, also file an application for such review under this title. The hearing examiner concurrently with the subdivision application using the procedures for Class (3) review shall hear such application. (Ord. 3106 §13, 1988 Ord. 3019 §§24, 25, 1987 Ord. 2947 §1 (part), 1986)

TABLE 5-1 DESIGN REQUIREMENTS AND STANDARDS

SITE DESIGN REQUIREMENTS AND STANDARDS		ZONING DISTRICTS													
		SR	R1	R2	R3	B1	HB	B2	9CC	LCC	CBD	CBDS	M1	M2	
DEVELOPMENT ON EXISTING LOTS OR PARCELS		SEE SECTION 15.05.020 AND 15.19.040													
LOT COVERAGE		45%	50%	80%	85%	90%	100% [1]								
STANDARD STRUCTURE SETBACKS [6]	Arterials [2]	60 feet	40 feet												
	Collector Arterials [2]	50 feet	30 feet												
	Local Access [2]	45 feet	30 feet												
	Private Road [3]	37.50 feet	50 feet												
	Minor Local Access [2]	37.50 feet	10 feet												
	Private Access Easement [4]	50 feet	30 feet												
	Arterials [2]	50 feet	30 feet												
	Collector Arterials [2]	40 feet	30 feet												
	Local Access [2]	32.50 feet	30 feet												
	Private Road [3]	40 feet	30 feet												
FRONT	Easement [4] or Property Line	5 feet	5 feet	10 feet	15 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	30 feet	
	Residential District [5]	5 feet	5 feet	10 feet	15 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	30 feet	
	Commercial/Industrial District	N/A	N/A	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	5 feet	
	Property Line	15 ft	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	
	Residential District	15 ft	20 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	
REAR [8]	Residential District	35 feet	50 feet	35 ft	24 ft	35 ft	35 ft	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	N/A	
	Commercial/Industrial District	35 feet	50 feet	35 ft	24 ft	35 ft	35 ft	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	N/A	
MAXIMUM BUILDING HEIGHT		SEE SUB-SECTION 15.05.020 (g)													
STANDARD FENCE HEIGHT [7]		Not Permitted													
STANDARD SCREEN HEIGHT		15 feet													

[1] Some open space may be required to assure conformity with the intent and provisions of this ordinance.
 [2] Measured from the centerline of rights-of-way. When the right-of-way exceeds 60 feet in width, or in the case of cul-de-sacs, the minimum front yard setback in the residential districts shall be 20 feet from the front property line and the minimum side yard setbacks in the residential districts shall be 10 feet from the side property line abutting the right-of-way.
 [3] Applies to a private road within a dedicated right-of-way or an access easement within the alignment of a public street. The setback is measured from the centerline of the right-of-way.
 [4] Measured from the edge of an easement not within a dedicated right-of-way or alignment of street.
 [5] Measured from abutting residential districts.
 [6] Additional setbacks may be required to conform with the siting requirements in Chapter 15.07.
 [7] See Chapter 15.05.020 for fence standards on corner lots and along designed arterials.
 [8] The rear setback from arterials, collectors and local streets shall be the same as the front yard setback requirements from arterials, collectors and local access streets, provided the required rear setbacks shall not be less than the required setbacks from the property line.

TABLE 5-2 SUBDIVISION REQUIREMENTS

SUBDIVISION REQUIREMENTS		ZONING DISTRICTS												
		SR	R1	R2	R3	B1	HB	B2	SCC	LCC	CBD	CBDS	M1	M2
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED PER NET RESIDENTIAL ACRE	SEE SECTION 15.04, TABLE 4-1	7,000 sq. ft. [1]	6,000 sq. ft.	5,000 sq. ft.	N/A									
		5,000 sq. ft. [1]	4,000 sq. ft.	N/A										
RESIDENTIAL USES (By Dwelling Type) See Definitions in Section 15.02	N/A	8,000 sq. ft. [1]	7,000 sq. ft.	N/A										
		Density may not exceed maximum number of dwelling units permitted per net residential acre												
PERMITTED NONRESIDENTIAL USES	N/A	10,000 sq. ft.	5,000 sq. ft.	20,000 sq. ft.	1 acre	none	none	1/2 acre	N/A					
		75 ft. [3]	50 ft.	50 ft.	100 feet	70 ft.	60 feet	N/A						
STANDARD LOT WIDTH [2]	N/A	75 ft. [3]	50 ft.	35 ft.	50 ft.	50 ft.	50 ft.	50 ft.	N/A					
		SR	R1	R2	R3	B1	HB	B2	SCC	LCC	CBD	CBDS	M1	M2

NOTES:

- [1] In the Residential Districts these minimums apply when the lots are served by a public or community water system and either the regional or an approved community sewer system. If public/community water and/or regional community sewer are not provided.
- [2] The lot width at the rear line of the required front yard shall not be less than 50 feet. (Note: this provision does not apply to CBD District).
- [3] Lot width shall be at least 60 feet in the SR District when the lots are served by a public or community water system and either the regional or an approved community sewer system.
- [4] One acre shall be the minimum lot size in Residential Districts within the Floodplain, Airport, and Greenway Overlay Districts.
- [5] See Special Development Standards for Zero Lot Line Development, Section 15.080.040.

15.05.040 Vision Clearance at Intersections

A. Intersections All corner lots at unsignalized street intersections or railroads shall maintain, for safety vision purposes, a vision clearance triangle. The vision clearance triangle shall consist of the area bounded by the centerlines of the adjacent intersecting streets extending along the centerlines eighty feet from the point of intersection, and a straight line connecting said latter points. Provided either of the intersecting streets have eighty feet of right-of-way the vision clearance triangle shall be the area bounded by the centerlines of the adjacent intersecting streets extending along the centerlines one hundred feet from the point of intersection, and a straight line connecting latter points. Nothing within the vision clearance triangle shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between the heights of two and one-half and ten feet above the centerline of grades of intersecting streets (and/or railroads) or the future intersections centerline where improvements are programmed with the six-year road improvement program, on file in the city engineering division.

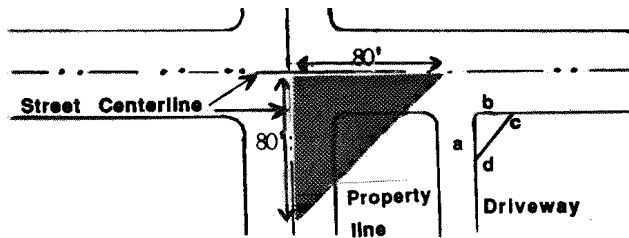


Figure 5-1

B. Driveway Curb cuts - Applies only to uses established under the terms of this title. A clear view triangle shall be maintained at all driveways and curb cuts for vision and safety purposes. Lines A and B adjacent to the street and driveway shall form one angle. The line adjacent to the street shall follow the curb line or improved travel way. The sides of the triangle (A and B) forming the corner angle shall be fifteen feet (15') in length. The third side of the triangle shall be a straight line connecting points c and d. No sign or associated landscaping shall be placed within this triangle to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets. (Ord. 93-81 §26, 1993 Ord. 3106 §14, 1988 Ord. 2947 §1 (part), 1986).

15.05.050 Street Right-of-Way Dedication

All new development shall dedicate, where necessary, street right-of-way in conformance with the standards in the county/city subdivision ordinance and the arterial street plan adopted in the Yakima Urban Area Comprehensive Plan. (Ord. 2947 §1 (part), 1986)

15.05.060 Administrative Adjustment of Certain Basic Development Standards Allowed

Administrative adjustment of some of the basic development standards in this chapter is authorized under the zero lot line provisions of Chapter 15.09 and the provisions of

Chapter 15.10. Except as allowed by those provisions, no reduction of these standards is permitted except pursuant to Chapter 15.21, Variances. (Ord. 2947§1 (part), 1986)