



SUMMARY OF Residential Site Development Standards

PLANNING & DEVELOPMENT
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This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at www.edmondswa.gov. The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.

SINGLE FAMILY RESIDENTIAL

ZONING	RS-6	RS-8	RS-10	RS-12	RSW-12 ⁴	RS-20	RS-MP ⁵
Min. Lot Area (SF)	6,000	8,000	10,000	12,000	12,000	20,000	12,000
Units per Acre	7.3	5.5	4.4	3.7	3.7	2.2	3.7
Min. Lot Width	60'	70'	75'	80'	--	100'	80'
Street Setback	20'	25'	25'	25'	15'	25'	25'
Side Setback	5'	7.5'	10'	10'	10'	35'/10' ³	10'
Rear Setback ¹	15'	15'	20'	25'	35'	25'	25'
Max. Height ²	25'	25'	25'	25'	25'	25'	25'
Max. Lot Coverage	35%	35%	35%	35%	35%	35%	35%

- ¹ The rear setback may be reduced to a minimum of 5 feet for detached accessory buildings covering less than 600 square feet of the site. Does not apply to corner lots.
- ² Height of detached accessory buildings shall be limited to 15 feet.
- ³ 35 feet total of both sides; 10 feet minimum on either side.
- ⁴ Lots must have frontage on the ordinary high water line and a public street or access easement approved by the Hearing Examiner.
- ⁵ "MP" signifies "Master Plan." The standards in the table (above) show the standards applicable to development without an approved master plan. Properties in this zone may be developed at a higher urban density lot pattern equivalent to RS-8 with an adopted master plan (see ECDC 16.20.045).

EXCEPTIONS (SEE 16.20.40 FOR MORE COMPLETE DISCUSSION)

Average Front Setback. If a block has residential buildings on more than one-half of the lots on the same side of the block, the owner of a lot on that block may use the average of all the setbacks of the existing residential buildings on the same side of the street as the minimum required front setback for the lot. Detached structures such as garages; carports; and uncovered porches, decks, steps and patios less than 30 inches in height, and other uncovered structures less than 30 inches in height shall not be included in the "average front setback" determination.

An applicant for such a determination shall provide a drawing which locates the street property line for the entire block, as well as the existing street setbacks of all buildings required to be used for the purpose of calculating the "average front setback." The drawing shall be prepared and stamped by a land surveyor registered in the state of Washington.

Eaves and Chimneys. Eaves and chimneys may project into a required setback not more than 30 inches.

Porches and Decks. Uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided, that they are no more than 30 inches above ground level at any point.

Corner Lots. Corner lots have no rear setback; all setbacks other than the street setbacks shall be side setbacks.

Docks, Piers, Floats – see discussion in ECDC 16.20.040.F

MULTIPLE FAMILY RESIDENTIAL

ZONING	RM-1.5	RM-EW	RM-2.4	RM-3
Min. Lot Area per Unit (sq. ft.) ³	1,500	1,500	2,400	3,000
Street Setback ²	15'	15'	15'	15'
Side Setback ²	10'	10'	10'	15'
Rear Setback ²	15'	15'	15'	15'
Max. Height	25' ¹	25' ⁴	25' ¹	25' ¹
Max. Lot Coverage	45%	45%	45%	45%

¹ Roof only may extend five feet above the stated height limit if all portions of the roof above the stated height limit have a slope of 4" in 12" or greater.

² RS-6 setbacks may be used for single-family residences on lots of 10,000 square feet or less in all RM zones.

³ See definition of townhouse.

⁴ The maximum base height of any building fronting on Edmonds Way may be increased to 35 feet if the criteria in ECDC 16.30.030.A⁴ are met.

EXCEPTIONS

Accessory Structures. Maximum height for accessory structures is 15 feet.

Satellite television antennas are regulated in ECDC 16.20.050.

Setback Encroachments.

- (1) Eaves and chimneys may project into a required setback not more than 30 inches.
- (2) Except as authorized by subsection (3) below, uncovered and unenclosed porches, steps, patios, and decks may project into a required setback not more than one-third of the required setback, or four feet, whichever is less; provided that they are no more than 30 inches above the ground level at any point.
- (3) In the RM-EW zone, uncovered and unenclosed porches, steps, patios, and decks may occupy up to one-half of the required street setback area along Edmonds Way; provided that these structures or uses are located no more than 20 feet above the ground level at any point.

Corner Lots. Corner lots shall have no rear setback; all setbacks other than street setbacks shall be side setbacks.

Additional Notes:

Parking requirements vary by zone and location within the City. Please contact a Planner for further information.

Determining what setbacks apply to a lot and how they must be measured can be challenging. It is strongly advised that you contact the Edmonds Planning Division before undertaking a project to determine what setbacks may apply.