

**COMPARISON OF DEVELOPMENT STANDARDS
COMMERCIAL AND RESIDENTIAL**

| Zoning | C-1 (Commercial Neighborhood Business) | R-3 (Medium Density Residential) | R-4 (High Density Residential) | Reference |
|--|---|---|---|--|
| General Plan | Commercial | Medium Density Residential | High Density Residential | SMC § 19.20.020. and SMC § 19.18.020. |
| Min. Lot Size (sq. ft.) | None | 8,000 ¹ | 8,000 ¹ | SMC § 19.30.020. |
| Min. Lot Area per Dwelling Unit (sq. ft.) | None | 1,800 | 1,200 | |
| Min. lot width (ft.) | None | 120 | 120 | |
| Max. Lot Coverage | 35% | 40% | 40% | SMC § 19.32.020. |
| Max. Floor Area Ratio (FAR) | None | None | None | |
| No. of Units | N/A | 4 units for first 8000 sq. ft. + 1 unit for each 1,800 sq. ft. | 4 units for first 8000 sq. ft. + 1 unit for each 1,000 sq. ft. up to 20 units + 1 unit for each 1,200 sq. ft. | SMC § 19.30.040. |
| Density (units/acre) | N/A | 24 | 36 | SMC § 19.18.020. |
| Max. Building Height (ft.) | 40 ft. | 35 ft. | 55 ft. | SMC § 19.32.020. |
| Max. No. of Stories | 2 | 3 | 4 | |
| Setbacks: | | | | |
| Min. Front (ft.) Along Wolfe Road | 70 ft. | 20 ft. | Level 1-2: 20 ft. Level 3-4/>30 ft.: 20 ft. + ½ the wall height per SMC § 19.34.050 | SMC § 19.34.030., SMC § 19.34.050. |

| | C-1 | R-3 | R-4 | Reference |
|--|--|---|---|------------------------------------|
| Min. Side (ft.) | 15 ft. plus 3 ft. for a second story per SMC § 19.34.110 | 6 ft. plus 3 ft. for each additional story above the first story | 9 ft. plus 3 ft. for each additional story above the first story | SMC § 19.34.110. |
| Min. Total Sides (ft.) | None | 15 ft. plus 6 ft. for each additional story above the first story | 20 ft. plus 6 ft. for each additional story above the first story | SMC § 19.34.030., SMC § 19.34.110. |
| Min. Rear at South (ft.) | 10 ft. plus 3 ft. for a second story per SMC § 19.34.110 | 20 ft. | 20 ft. | |
| Landscaping | | | | |
| Min. Total Landscaping (sq. ft.) | 20% of lot area | | | SMC § 19.37.040. |
| Min. Parking Lot Landscaping (sq. ft.) | 20% of the parking lot area | | | |
| Min. Other Landscaping (sq. ft.) | 12.5% of floor area | 425 | 375 | |
| Min. Usable Open Space/Unit (sq. ft.) | N/A | 400 | 380 | |
| Min. Private Useable Space/Unit (sq. ft.) | N/A | N/A | 80 | |

1 – Lot area and lot width less than the minimum required may be allowed through approval of a Special Development Permit provided that overall density is consistent with the zoning district.