

**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.