

17.22.020 Density, dimension, height, and setback requirements. [SHARE](#)

A. Table 17.22.020 establishes the density, dimension, height, and setback requirements for development in each zoning district.

Table 17.22.020: Density, Dimension, Height, and Setback Requirements

	Maximum Residential Density (du/acre) Minimum lot size (square feet)	Minimum Lot Width (feet)	Maximum Building Height (feet)	Setbacks				Maximum Lot Coverage with Impervious Surfaces
				Front (Feet)	Side Street (feet)	Side (feet)	Rear (feet)	
RSF-5	5000 8-7	25	35	20	7	5	10	50 65%
RSF-10	10,000 4-3	25	35	20	7	5	10	50%
RMD	2500 4-7	25	35	20	7	5	10	75%
RMF	1250 3-2-3	25	35 (4)	20	7	5	10	75%
NC	1350 3-2-3	25	35 (4)	20	7	5	10	85%
GC	1350 3-2-3	25	60 (4)	(2) 0	(2) 0	(2) 0	(2) 0	85%
RC	1350 3-2-3	25	60 (4)	20	20	20	20	85%
LI	0	25	35 (4)	20	20	10 20 (1)	10 20 (1)	85%
GI	0	25	35 (4)	20	20	10 20 (1)	10 20 (1)	85%
OPN			35	20	20	20	20	

Footnotes:

(1) (Reserved) Setbacks in the rear and side will be determined based upon use and as specified by the currently adopted building code.

Commented [MM1]: Fixed the (du/acre) error in the table. That column should have been lot per acre. Instead of using a calculation for lot size we went with standard numbers to make the code easier to understand.

Increased lot coverage in the RSF-5 zone to be more practical for smaller lots and to coincide with Longview's standard for lot coverage.

Remove a couple of vague and misleading footnotes for determining setbacks and replaced with standard numbers. The GC zone is our downtown commercial areas where zero setback distances are appropriate. The 10 feet in the GI and LI zones is consistent with the existing development in those areas and should provide nice setbacks for an industrial zone.

(2) ~~(Reserved) The setbacks in the general commercial zone shall be determined through the site review process; provided, that the applicable provisions of the West Kelso overlay and the downtown design review overlay must be met.~~

(3) (Reserved)

(4) The maximum building height may be increased by a variance through a Class 2 review of the site plan.

B. All required setbacks:

1. Must comply with the landscaping provisions of Section [17.22.100](#);
2. May not include impervious or hardened surfaces except for approved driveways and sidewalks;
3. May include low impact development stormwater design features;
4. May include underground structures provided that they do not encroach on easements or neighboring properties. It is the responsibility of the property owner to ensure compliance with this provision and to maintain the underground structure;
5. May include overhead and underground utilities; and
6. Shall maintain a clear sight triangle at the intersection of driveways or access roads and the street rights-of-way to assure traffic safety in accordance with the provisions of the Kelso Engineering and Design Manual.
7. Where existing front setbacks directly abutting a lot are less than that required by Table 17.22.020, the front setback yard may be reduced to the average depth of the existing setbacks.

C. In applying the standards of Table 17.22.020 to the RSF zones the following standards apply:

1. Accessory buildings shall have a minimum setback of five feet from the rear and side property lines. Detached garage facilities for single-family residences may have a zero-foot setback from an alley, provided access is obtained from the alley;
2. In no case shall the entrance to the garage be closer than twenty feet from the right-of-way;
3. In through lots, yards abutting both streets shall provide the required front setback. Accessory buildings on through lots shall conform to the setbacks for principal buildings.

D. Multifamily development in the RMF zone must provide a minimum of three hundred square feet per unit of usable open space for residents, including some or all of the following features:

1. Outdoor recreation area for children;
2. Private balconies;
3. Shared internal courtyards and/or rear yard space, with easy access to the space from adjacent units and site amenities to encourage use (e.g., seating areas, BBQ grill, community gardening area, planters with sitting ledges);
4. Shared front porch area; and/or
5. Shared rooftop deck.

E. The following projections are permitted into required setbacks:

1. Cornices, eaves, roof overhangs, trellises, beams, joists, and other similar roof projections may extend or project into required setbacks according to the following:
 - a. Front or rear setback: maximum of five feet; and
 - b. Side setback: maximum of two feet.
2. Outside stairs, platforms or landing places, if unroofed and unenclosed, may extend into required setbacks according to the following:
 - a. Front and side setback: maximum of four feet;
 - b. Rear setback: maximum of four feet.
3. Ramps or other devices necessary for access for the disabled and elderly, which meet Washington State Rules and Regulations for Barrier-Free Design, are permitted in all required setbacks.
4. Uncovered, unenclosed pedestrian bridges, necessary for access and less than five feet in width, are permitted in required setbacks.

F. Height Limitations. Buildings and structures shall comply with the maximum height limits as specified in Table 17.22.020 based on the zoning of the subject parcel; provided, that:

1. The following may be permitted through a Class 1 review; provided, that they are not otherwise prohibited by the airport safety overlay;

a. One flagpole forty-five feet or less in height per parcel; and

b. Utility poles fifty feet or less in height.

2. Building heights may be increased to a maximum of fifty feet for churches and schools through a Class 2 review where, in addition to other standards of this title, the following are met:

a. View opportunities from adjacent parcels are not substantially reduced and are not otherwise prohibited by the airport safety overlay; and

b. Fire flow available to the site is consistent with the minimum standards for the category and height of the structure as defined in the adopted fire code; and

c. No unstable slopes or soils are present on the building site. (Ord. 3889 § 3 (Exh. A), 2017)