

## Chapter 10.10

### LOW DENSITY SINGLE-FAMILY RESIDENTIAL (LDSF) ZONING DISTRICT

Sections:

<b>10.10.010</b>	<b>Purpose.</b>
<b>10.10.020</b>	<b>Class 1 permitted, Class 2 administrative and Class 3 conditional uses.</b>
<b>10.10.030</b>	<b>Lot size.</b>

#### **10.10.010 Purpose.**

The low density single-family residential (LDSF) zoning district is established for primarily single-family residential purposes where urban governmental services are not available or cannot be provided without excessive public cost and where those LDSF uses must function on individual on-site private wells and sewage disposal systems or interim community utility systems until municipal utility services are extended. Housing types allowed in accordance with SMC Table 10.28A Permitted, Administrative and Conditional Uses include: accessory dwelling units, common wall, zero lot line, duplexes, triplexes, and cottage development. Density of the LDSF zoning district is limited to five dwelling units per gross acre. However, density within this zone may be further limited due to the presence of Critical Areas.

Specifically, †The intent of this district is to:

- (1) Provide for an orderly transition from vacant or partially developed land to low density single-family residential development;
- (2) Facilitate coordinated and collaborative public infrastructure investment;
- (3) Require connection to public water and sewer systems where available, including interim systems or facilities where feasible. (Ord. 2046, § 2 (Exh. A), 2018; Ord. 1634, § 47, 2004.)

**10.10.020 Class 1 permitted, Class 2 administrative and Class 3 conditional uses.**

Class 1 permitted, Class 2 administrative and Class 3 conditional uses, as listed in Chapter [10.28](#), Table 10.28A. Particular emphasis shall be given to ensuring that LDSF uses and land divisions will facilitate future extensions of utilities. (Ord. 2046, § 2 (Exh. A), 2018; Ord. 1634, § 48, 2004.)

~~10.10.030 Lot size.~~

~~(a) The minimum lot size requirements for any newly created lot (including lot line adjustments) in this district are based on slope and utility provisions:~~

<del>Slope</del>	<del>Water and Sewage System</del>	<del>Minimum Lot Size</del>
<del>&lt;25%</del>	<del>Municipal water and sewage system</del>	<del>10,000 sq. ft.</del>
<del>&lt;25%</del>	<del>Individual on-site private well and/or sewage system</del>	<del>5 acres</del>
<del>&gt;25%</del>	<del>Municipal water and sewage system or an individual on-site private well and/or sewage system</del>	<del>5 acres</del>

~~(b) Minimum lot sizes may need to be increased to comply with Yakima Health District (YHD), Department of Health (DOH), Department of Ecology (DOE) requirements, and/or other adopted regulations.~~

~~(c) Land divisions shall ensure that adequate setbacks, buffering of adjoining uses and sensitivity to physical features are achieved. Lot sizes may need to be increased to accommodate specific uses, lot coverage, setbacks, access, landscaping and other requirements as provided in this title. (Ord. 2046, § 2 (Exh. A), 2018; Ord. 1634, § 49, 2004.)~~