

Selah zoning allowances

	Zone	LDSF	R-1	R-2	R-3	B-1	B-2	M-1	
Single-family	Minimum lot size in square feet	6,000	6,000	6,000	none	none	none	none	
	Maximum density in dwelling units/gross acre	5	5	12	24	none	none	none	
	Height limit in feet (2)	35	35	35	none	none	none	none	
	Maximum lot coverage (1)	60%	60%	60%	80%	80%	100%	100%	
	Minimum lot width in feet	50	50	50	50	none	none	none	
	Front yard setback in feet	20	20	15	15	15	0	0	
	Side yard setback in feet (3)	5	5	5	5	5	0	0	
	Rear yard setback in feet	15	15	15	15	0	0	0	
Accessory uses	Accessory front yard setback in feet	20	20	15	15	15	15	0	
	Accessory side yard setback in feet	5	5	5	5	0	0	0	
	Accessory rear yard setback in feet (4)	5	5	5	5	0	0	0	
ADUs	ADU setback from alley in feet	0	0	0	0				
	Cottage housing								
	Minimum lot size in square feet	12,600	12,600	12,600	12,600				
	Cottage housing - 6 units maximum density (6)	per zone	per zone	per zone	per zone				
	Cottage housing 6+ units density (6)			per zone	per zone				
	Maximum building size in square feet	none	none	none	none				
	Maximum cottage height in feet		25	25	25				
	Maximum accessory height in feet		20	20	20				
	Cottage housing front yard setback in feet		20	20	20				
	Cottage housing rear yard setback in feet		10	10	10				
	Cottage housing side yard setback in feet		5	5	5				
	Open space requirement in square feet/% (7)		300 sf<20%	00 sf<20%	00 sf<20%				
Duplex	Minimum lot size in square feet		3,956	3,956	3,956				
	Triplex	Minimum lot size in square feet		4,455	4,455	4,455			
		Fourplex	Minimum lot size in square feet		4,500	4,500	4,500		
	Townhouse	Minimum lot size in square feet			6,460	6,460			
	Maximum density in dwelling units/gross acre (8)			=zone	=zone				
	Maximum units/struture			8	8				
	Minimum side yard end of row in feet			6	6				
Courtyard building	Minimum lot size in square feet			7,469	7,469				
	Minimum number of units			4	4				
	Maximum number of units (9)			24	24				
	Maximum density in dwelling units/gross acre (10)			=zone	=zone				
	Rear yard setback of adjacent property in feet			>15	>10				
	Open space requirement in square feet/%			200sf/du	200sf/du				
	Minimum open space requirement in square feet			800	800				

(1) Lot coverage includes that portion of a lot that is covered by structures and other impervious surfaces.

(2) Height of buildings is measured in the manner set forth in Title 10, Appendix A, Building Height.

Height of other structures not containing a roof is the vertical distance from the base of the structure to its highest point.

(3) Corner lots shall provide a side yard setback equal to the minimum required front yard setback.

B-2 and M-1 lot boundaries abutting a residential zoning district shall be effectively sight-screened by a tight fence or wall or by a combination of fencing and landscaping except as limited by vision triangle requirements.

- (4) Accessory structures may extend to the rear lot line adjacent to any city-owned alley.
- (5) ADU can be as large as the primary dwelling unit.
- (6) Cottage housing maximum density is 2 times the density of the underlying zone.
- (7) Cottage housing open space requirement is 300 sf or a minimum of 20% of the lot size whichever is greater.
Open space may include common, private, setbacks, critical areas, and other open spaces.
- (8) Townhouse maximum density is same as underlying zone.
- (9) Additional density may be allowed provided it does not exceed the density of the underlying Comprehensive Plan Land Use.
- (10) Dwelling units under 1,000 sf (excluding unenclosed front porches) may be counted as 75% of a unit (resulting in a 1/3 density bonus).