

Single Family Residential Zoning

DEVELOPMENT & USE REVIEW

If you are preparing to submit plans for land development associated with single family residential property, this bulletin can help you to determine what land use regulations apply to your site.

STANDARDS	SINGLE FAMILY ZONING CLASSIFICATIONS				
	RS-20	RS-15	RS-10	RS-9.6	RS-7.2
Minimum Lot Size	20,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	9,600 sq. ft.	7,200 sq. ft.
Street Frontage	75 ft. along a public street right-of-way	75 ft. along a public street right-of-way	75 ft. along a public street right-of-way	N/A	N/A
Lot Width	N/A	N/A	N/A	70 ft.	60 ft.
Maximum Lot Coverage Percentage¹	25%	27.5%	30%	30%	35%
Maximum Impervious Surfaces² Percentage	35%	40%	45%	45%	45%
Front Yard Setback³	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Side Yard Setback³	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.	Minimum combined width of 15 ft.
Rear Yard Setback³	20 ft.	20 ft.	15 ft.	15 ft.	15 ft.
Maximum Height⁴	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.

¹ **Lot coverage** is a percentage derived by dividing the total square footage of all the footprints of all the structures on a lot by the gross lot area. Projections such as decks, balconies and eaves are excluded, unless they consist of a surface material that is waterproof.

² **Impervious Surface** includes but is not limited to structure footprints, concrete/paving walkways, patios, or other compacted surfaces which impede the natural infiltration of surface water.

³ **Building setbacks** are measured from the property line. Side yard setbacks must not be less than five (5) feet on either side, with a minimum combined width of fifteen (15) feet measured from the property line to the nearest point of the building (see reverse side for permitted intrusions). Rear yard setbacks may be reduced to five (5) feet for accessory buildings that do not contain accessory dwelling units.

⁴ **Height** is defined as the vertical distance, from the average level of the undisturbed soil of the site covered by a structure, measured to the highest point of the structure.

PERMITTED INTRUSIONS

Permitted intrusions into required yards include:

- Eaves, not exceeding eighteen inches
- Fireplace structures, bay windows, garden windows, enclosed stair landings, closets, framed fireplace shafts, or similar projections not exceeding eighteen inches and no more than a total of eight feet, measured parallel to the wall of which it is a part
- Uncovered porches and platforms which do not extend above the floor level of the first floor, not exceeding eighteen inches into side yards and six feet into the front yard
- Planting boxes or masonry planters not exceeding forty-two inches in height in any required front yard.

For a more comprehensive review of applicable current land use regulations for specific parcels, please [schedule a regulatory review meeting](#) with the Planning Department.

Questions?

For more information, please contact the Planning Department

aplanner@cityofflp.com

206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes are available on the Lake Forest Park website:

<http://www.cityofflp.com/>

Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake forest Park, WA 98155

DISCLAIMER: The information contained herein is meant to provide general information and guidance into basic zoning requirements in accordance with the official City Zoning Map only and is not intended to be all inclusive. This bulletin does not include information pertaining to environmentally sensitive area requirements or other land use and building permit requirements and procedures. Zoning requirements can and do sometimes change after action by the City Council. Interested parties should always verify current requirements with the City Planning Department.