

## Amendment 4 Version 1 to CB 120969 - Interim State Zoning Compliance

**Sponsor:** Councilmember Kettle

Retaining current standards for front yards along Queen Anne Boulevard

**Effect:** This amendment would retain the front yard requirement in the current code for Neighborhood Residential (NR) zones for any lots abutting the landmarked portions of Queen Anne Boulevard rather than updating the front yard requirement to 10 feet as proposed. It also makes a technical amendment to revise an incorrect reference.

Amend Section 14 as follows:

### 23.44.014 Yards

#### A. General

1. Yards are required for every lot in a neighborhood residential zone.
2. In the case of a through lot, each yard abutting a street, except a side yard, shall be a front yard. Rear yard provisions shall not apply to the through lot, except pursuant to Section 23.40.030 or 23.40.035.
3. Setbacks from a street or alley may be required in order to meet the provisions of Section 23.53.015.
4. Setbacks from access easements may also be required for principal structures according to the standards in ~~((subsections 23.53.025.C.2 and 23.53.025.D.6))~~ subsection 23.53.025.C.6.

B. Required yards for neighborhood residential zones are shown in Table A for 23.44.014.

~~((Table A for 23.44.014~~  
**Required yards in neighborhood residential zones**

<b>Yard</b>	<b>NR1, NR2, and NR3</b>	<b>RSL</b>
Front	20 feet or the average of the front yards of the single-family structures on either side, whichever is less <sup>1</sup>	10 feet
Rear	25 feet or 20 percent of lot depth, whichever is less, except that it may never be less than 10 feet <sup>2</sup>	10 feet except that, if the rear yard abuts an alley, there is no rear yard requirement
Side	5 feet <sup>3, 4, 5</sup>	5 feet <sup>5</sup>
Footnotes to Table A for 23.44.014 <sup>1</sup> If the natural gradient or slope (as measured from the front line of the lot for a distance of 60 feet or the full depth of the lot, whichever is less) is in excess of 35 percent, the required front yard depth shall be the lesser of: 20 feet less 1 foot for each one percent of gradient or slope in excess of 35 percent; or the average of the front yards on either side. <sup>2</sup> If the rear lot line abuts an alley, the centerline of the alley between the side lot lines extended shall be assumed to be the rear lot line for purposes of the provision of rear yard and the determination of lot depth; provided, that at no point shall the principal structure be closer than 5 feet to the alley. <sup>3</sup> In the case of a reversed corner lot, the key lot of which is in a neighborhood residential zone, the width of the side yard on the street side of the reversed corner lot shall not be less than 10 feet. <sup>4</sup> If any side-street lot line is a continuation of the front lot line of an abutting neighborhood residential zoned lot, whether or not separated by an alley, the width of the street side yard shall not be less than 10 feet. <sup>5</sup> No side yard is required from a side lot line that abuts an alley.))		

**Table A for 23.44.014**  
**Required yards in neighborhood residential zones**

<u>Front</u>	<u>10 feet<sup>2</sup></u>
<u>Rear</u>	<u>10 feet except that if the rear yard abuts an alley, no rear yard is required <sup>1</sup></u>
<u>Side</u>	<u>5 feet, except that if the side yard abuts an alley, no side yard is required <sup>1</sup></u>
Footnote for Table A for <del>((23.44.090))</del> 23.44.014 <sup>1</sup> On a reversed corner lot in a neighborhood residential zone, the yard on the side street lot line shall be 10 feet and the rear yard is 5 feet. <sup>2</sup> For lots abutting landmarked public right of way on Queen Anne Boulevard, front yards shall be 20 feet or the average of the front yards of the structures on abutting lots, whichever is less, except that if the natural gradient or slope (as measured from the front line of the lot for a distance of 60 feet or the full depth of the lot, whichever is less) is in excess of 35 percent, the	

<b><u>Table A for 23.44.014</u></b> <b><u>Required yards in neighborhood residential zones</u></b>
<u>required front yard depth shall be the lesser of: 20 feet less 1 foot for each one percent of gradient or slope in excess of 35 percent; or the average of the front yards on the abutting lots.</u>

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