

**Chapter 15.26**  
**RS MEDIUM DENSITY RESIDENTIAL DISTRICT**

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**15.26.010 Permitted uses.**

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Permitted uses in the RS district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

**15.26.020 Conditional uses.**

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A. Conditional uses in the RS district are listed in Chapter 15.44 RMC.

B. Additionally, conditional use permits may be approved to include the permitted uses of an immediately adjoining zone if the subject property is located on the boundary of the two zones. "Located on the boundary of two zones" means that the property in the immediately adjoining zone actually touches along the boundary with no intervening physical barrier, including but not limited to street or highway rights-of-way, rivers, streams or creeks. (Ord. 1602, 1998; Ord. 1593, 1998)

**15.26.030 Restricted uses.**

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Restricted uses in the RS district are listed in Chapter 15.44 RMC. (Ord. 1593, 1998)

**15.26.040 Density and lot area requirements.**

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A. Densities in the RS district must be equal to or less than seven units per acre.

B. For single-family dwellings, lot size is minimum of 6,000 square feet, except as in subsection (E) of this section.

C. For duplexes, lot size is minimum of 7,500 square feet.

D. Minimum lot width is 45 feet.

E. On existing lots that are less than 6,000 square feet, new construction may occur as long as setback requirements and all other requirements in this chapter can be met. (Ord. 1593, 1998)

**15.26.050 Yard requirements.**

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Minimum yard requirements in the RS district are as follows:

A. Front: 20 feet from property line;

B. Rear: 25 feet from property line, except that this depth of rear yard may be reduced to not less than 10 feet in any case, in order to accommodate a garage or storage shed;

C. Side: five feet from property line, except that side yards along flanking side streets must be not less than 10 feet.

D. An exception to the yard requirements of the RS district may be made under the following conditions:

1. The exception applied for cannot qualify for a variance.

2. The exception must conform to the established building patterns of adjacent lots on the same side of the street.

3. An application for exception must be filed with the city planning commission.

4. The city planning commission will hold a public hearing, review the application and make a recommendation to the city council.

5. An exception under this section shall only be allowed if the proposed exception is consistent with the majority of the existing yards in the immediate vicinity; does not adversely impact safety; and the granting of the exception will be in harmony with the general purpose and intent of this code, will not be injurious to the neighborhood, or otherwise detrimental to public welfare.

6. No exception under this section shall reduce the front setback to less than 15 feet and the back setback to less than five feet. The side setback shall not be reduced by an exception under this provision.

7. An exception under this section shall not be allowed in any newly platted residential development. (Ord. 1740, 2007; Ord. 1593, 1998)

#### **15.26.060 Lot coverage.**

A. Building coverage (house plus garage and/or other accessory structures) must not exceed 50 percent of the lot area.

B. A single accessory structure footprint must not exceed 10 percent of the total lot area with the total footprint of all accessory structures not exceeding 15 percent of the total lot area.

C. The area of a single accessory structure shall not be more than 125 percent of the primary residential structure on the lot.

D. Accessory structures shall not exceed 25 feet in height.

E. If the building site consists of more than one lot, the owner must record an instrument reflecting the consolidation of the lots for development purposes. The instrument must provide notice that the lots may not be sold or otherwise transferred in a manner which would result in noncompliance with existing city codes. (Ord. 1658, 2002; Ord. 1593, 1998)

#### **15.26.070 Building height.**

No building in the RS district may exceed 35 feet in height. (Ord. 1593, 1998)

#### **15.26.080 Off-street parking requirements.**

Off-street parking requirements in the RS district are as follows:

A. Single-family: two spaces per dwelling unit;

B. Duplex and multifamily: one and one-half spaces per dwelling unit. (Ord. 1593, 1998)

**15.26.090 Accessory uses.**

Parking of small cargo trailers and recreational equipment in the RS district, including but not limited to boats, trailers, motorized dwellings, houseboats, horse vans, and the erection of other nonpermanent structures such as tents, are subject to the following limitations: such equipment may not be used for living, sleeping, or other occupancy when parked or stored on a residential lot, or in any other location not approved for such use, except for temporary occupancy not to exceed 30 days in any calendar year. (Ord. 1593, 1998)

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