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## Chapter 19.42 FORM AND INTENSITY STANDARDS

Revised



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- 19.42.170 Aeronautical zone form and intensity standards.
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**Prior legislation:** Ord. 2992 § 1 (Att. A).

### 19.42.010 Generally.



#### A. Purpose.

1. To promote forms of development that reinforce and/or enhance the desired character of Anacortes residential neighborhoods, business districts, and industrial zones.
2. To promote compatibility between developments.
3. To minimize environmental impacts of development.

#### B. Key to the Form and Intensity Standards Tables.

1. The form and intensity standards tables address the form and intensity of development specific to individual zones. The zone is located on the vertical columns and the form/intensity topic being addressed is located on the horizontal rows.
2. Where an AMC reference appears after the form and intensity measure, then the use or development is subject to standards in that section or chapter.
3. For standards containing a superscript <sup>(X)</sup>, refer to the code reference in the right column next to the superscript <sup>(X)</sup>.
4. If a cell is blank ( ), then there are no standards for the particular measure or it is not applicable to the zone.
5. AMC 19.42.040 through 19.42.160 provide clarification and exceptions to the form and intensity standards tables below. (Ord. 3040 § 2 (Att. A), 2019)

**19.42.020**  
**Form and intensity standards for residential zones.**



The following table describes the form and intensity standards in residential zones. Supplemental form and intensity standards apply to the Old Town zone per [AMC 19.42.160](#).

**Table 19.42.020**  
 Form and intensity standards for residential use.

<b>LOT SIZE AND DEVELOPMENT INTENSITY</b>									
Lot size for single-family dwelling, minimum (square feet) (AMC 19.42.080)	15,000	7,500	6,000	4,500	3,000	3,000	3,000	6,000	See AMC 19.43.010(C) for standards for lots <5,000 sq. ft.
Lot size for duplex, minimum (square feet) (AMC 19.42.080)		9,000	9,000	7,500	5,000	4,200	4,200	7,500	See AMC 19.43.010(E) for duplex standards.
Additional lot size needed for additional dwelling unit beyond duplex, minimum (square feet) (AMC 19.42.080)				2,500	2,000		1,200		See AMC 19.43.010(F) and (G) for applicable housing type standards.
Minimum lot width circle									Applies to each newly created lot in residential zones. See AMC 19.42.090 for minimum lot width circle calculation and exceptions.
Lot with alley access (feet)	100	60	50	35	25	25	25	45	
Lot without alley access (feet)	100	60	50	40	30	30	30	50	
Density maximum (dwelling units/gross acre)	2	4	6	See lot size min. above	None	18	9	See AMC 19.42.100 for calculating density.	
Lot coverage, maximum percentage	35%	35%	40%	50%	50%	50%	50%	35% (X)	See AMC 19.42.110 for clarification of lot coverage standards. (X) See AMC 19.42.160(A) for additional lot coverage standards in the OT zone.
Landscaped area, minimum percentage	20%	20%	20%	20%	20%	20%	20%	20%	See AMC Chapter 19.65 for landscaping standards.
<b>HEIGHT—PRINCIPAL STRUCTURES</b>									
Height, maximum (feet)	35	35	35	35	35	40	35	25 (X)	See AMC 19.42.120 for building height exceptions and modifications. (X) See AMC 19.42.160(B) for height exceptions in the OT zone.
Height, maximum with bonus						50			See AMC 19.42.050 for building height bonuses in the R4 zone.
<b>SETBACKS (feet)</b>									
NOTE: The setbacks below apply to principal and accessory structures, except where accessory structure setbacks are modified by AMC 19.47.020(B).									
NOTE: For multifamily projects, also see AMC 19.62.030, Relationship to adjacent properties.									
Street setback, minimum	20	20	20	20	20	10	10	20	AMC 19.42.130(B)

Street setback—garage, minimum	25	20	20	20	20	20	20	25 (X)	AMC 19.42.130(B) AMC 19.42.150(B) (X) See AMC 19.42.160(D) for additional garage setback standards in the OT zone.
Side street setback, minimum	20	10	10	10	10	10	10	10 (X)	AMC 19.42.130(B) (X) See AMC 19.42.160(C) for additional setback standards in the OT zone.
Interior side setback, minimum	10	5	5	5	5	5	5	5 (X)	AMC 19.42.130(C) (X) See AMC 19.42.160(C) for additional setback standards in the OT zone.
Interior side setback—upper floors, minimum	10	7.5	7.5	7.5	7.5	7.5	7.5	7.5	AMC 19.42.130(D)
<b>Measure</b>	<b>R1</b>	<b>R2</b>	<b>R2A</b>	<b>R3</b>	<b>R3A</b>	<b>R4</b>	<b>R4A</b>	<b>OT</b>	<b>Conditions/Reference</b>

(Ord. 3040 § 2 (Att. A), 2019)

### 19.42.030 Form and intensity standards for mixed-use and industrial zones.



The following table describes the form and intensity standards in mixed-use and industrial zones. Form and intensity standards for the aeronautical zone are located in AMC 19.42.170 and for the public use zone in AMC 19.42.180.

**Table 19.42.030**  
Form and intensity standards for mixed-use and industrial zones.

Measure	CBD	C	MMU	CM	CM2	LM	LM1	MS	I	HM	Conditions/Reference
<b>LOT SIZE AND DEVELOPMENT INTENSITY</b>											
Density minimum (dwelling units/gross acre)	15	15	15 <sup>(X)</sup>								See AMC 19.42.100 (X) East of Q Avenue only
Maximum building size without a conditional use permit (gross floor area)				200,000			300,000			200,000	
Landscaped area, minimum percentage	10%	10%	10%	15%	15%	10%	10%		10%	10%	See AMC 19.65.030 for landscaped area provisions
<b>HEIGHT (feet)—PRINCIPAL STRUCTURES</b>											
Height, base maximum	50	40	35—45	35	50	35—50	50	50	50	50	See AMC 19.42.120 for building height exceptions and modifications
Height, maximum with bonus	65 <sup>(X)</sup>	50	50—65 <sup>(X)</sup>	50		50 <sup>(Y)</sup>					See AMC 19.42.050 through 19.42.070 (X) AMC 19.42.120(C) (7) (Y) AMC 19.42.120(C) (1)
<b>SETBACKS (feet)</b>											
<i>NOTE: The setbacks below apply to principal structures, unless otherwise noted, except where accessory structure setbacks are modified by AMC 19.47.020(B).</i>											

Street setback, minimum	0	0	0	10	10	10	10	10	15	15	See <a href="#">AMC 19.42.130(B)</a> for street setback measurements See <a href="#">AMC 19.42.150</a> for possible setback modifications Also see <a href="#">AMC Chapter 19.61, Block Frontage Standards</a>
<i>NOTE: Most nonresidential and multifamily development must conform to block frontage standards of AMC Chapter 19.61, which affect the street setbacks.</i>											
Interior side setback, minimum	0 <sup>(X)</sup> (Y) (Z)	0 <sup>(X)</sup> (Y)	0 <sup>(X)</sup> (Y)	0 <sup>(X)</sup> (Y)	0 <sup>(Y)</sup>	10 <sup>(X)</sup> (Y)	10 <sup>(Y)</sup>	10 <sup>(Y)</sup>	10 <sup>(Y)</sup>	10 <sup>(Y)</sup>	<a href="#">AMC 19.42.130(C)</a> <sup>(X)</sup> <a href="#">AMC 19.62.030(C)</a> regarding multifamily uses along internal property lines <sup>(Y)</sup> <a href="#">AMC 19.42.150(C)</a> regarding setbacks to adjoining residential zones <sup>(Z)</sup> <a href="#">AMC 19.42.150(D)</a> when site abuts OT-zoned property
Rear setback, minimum	0	0	0	0	0	10	10	10	10	10	<a href="#">AMC 19.42.130(E)</a> Also see <a href="#">AMC 19.62.030</a> , Relationship to adjacent properties
Accessory building setbacks <i>(where they differ from setbacks above)</i>											
Interior side setback, minimum	0	0	0	0	0	3—5 (see <a href="#">AMC 19.47.020(B)</a> for details and exceptions)					
Rear setback, minimum	0	0	0	0	0	0—10 (see <a href="#">AMC 19.47.020(B)</a> for details and exceptions)					

(Ord. 3040 § 2 (Att. A), 2019)

### 19.42.040 Bonus incentives, generally.



A. *Purpose.* To offer flexibility to allowable density or height in strategic zones in exchange for the integration of permanent open space or affordable housing units.

B. *Applicability.*

1. The bonus incentive provisions of this chapter apply to the following situations:
  - a. Height bonuses in the R4, C, and CBD zones as established in Table 19.42.030 (see [AMC 19.42.050](#)).
  - b. Height bonuses in several mixed-use and industrial zones (see [AMC 19.42.060](#) and [19.42.070](#)).
2. The provisions of this section are optional. (Ord. 3040 § 2 (Att. A), 2019)

### 19.42.050 Bonus incentives in the R4, C, and CBD zones.



This section was recently amended by Ordinance 4042, codified in April 2023.

A. *Purpose.* To allow flexibility in building height in exchange for the integration of less expensive dwelling units into the development.