



ALLOWED USE CHART

22715 10th Ave S, Des Moines, WA 98198

CITY GIS ZONING: RS-8,400 | SINGLE-FAMILY RESIDENTIAL



PERMITTED OR PERMITTED WITH LIMITATIONS

- Single-family dwellings
- Middle housing: duplexes, triplexes, fourplexes, townhouses, stacked flats and cottage housing
- Planned unit developments
- Accessory dwelling units: up to three per parent lot; total-unit cap applies
- Accessory buildings and customary residential uses
- Adult family homes; foster care homes
- Family day care; day care centers / mini day care
- Churches; public libraries; public parks
- Public or private elementary, middle and high schools
- Home occupations
- Art galleries and museums when located in a public park
- Golf courses; private noncommercial greenhouses
- Public utility distribution facilities

DEVELOPMENT TAKEAWAY

The code allows middle housing on RS-8,400 land by right. The permitted density is generally the greater of four units per parent lot or 24 units per acre, but ADUs count toward that total. Actual yield for this property requires confirmation of the legal parcel area, critical areas and buffers, access, utilities, stormwater, fire requirements, parking, recreation-space rules, design standards, and whether subdivision or lot-splitting is proposed.

Sources: City of Des Moines GIS zoning layer; DMMC 18.52.005, 18.52.010A, 18.55.050-.140 and 18.57.030-.110. Code includes legislation through April 9, 2026.

Legend: P = permitted; P/L = permitted with special limitations; CUP = conditional use review; UUP = unclassified use review. Blank uses in the City's SFR column are treated here as not listed as allowed.

This summary is for preliminary real estate analysis only, is not a zoning opinion or legal advice, and does not replace written confirmation from the City of Des Moines.

Prepared August 5, 2026