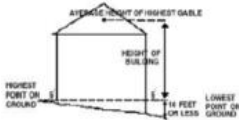**18.20.050 Residential R4-8 zone table.**

Zone Intent: The R4-8 zoning district is to provide land for residential development within the city. The R4-8 zone provides for consistency and predictability in the character of residential neighborhoods. New subdivisions must provide a minimum of four dwelling units per net acre.							
Permitted Uses	**Lot Size Standard**	**General Development Standards**					
		Maximum Height	**Minimum Front Yard**	**Minimum Side/Rear Yard**	**Maximum Lot Coverage**	**Required Parking**	**Site Requirements**
Residences (Detached)	Min. lot size – 5,400 sf Max. lot size – 14,500 sf*	25', except 18' in central height district (see Notes below)	15'	Side: 6' each side; or 12' one side only if zero-lot-line development Rear: 15'	40% lots 10,000 sf and larger; increases by 0.4% for each 100 sf lot area less than 10,000 sf	2 spaces/residence	Site plan review per Chapter 18.22 SMC
Residences (Attached, not to exceed fourplexes)	Min. lot size = duplex/9,000 sq.ft. triplex/10,500 sq.ft. fourplex/12,000 sq.ft.	25'		Side: 6' Rear: 15'	50% See SMC 18.25.040	2 spaces per unit. See SMC 18.48.050	Site plan and ACUP (ACUP in lieu of design review). See Chapter 18.60 SMC
Public Facilities and Services (CUP or special use/essential public facility)	None	25' or as determined by CUP		As determined by CUP ACUP: 20'	As determined to meet stormwater management (Chapter 13.104 SMC), parking, and landscape requirements (Chapter 18.22 SMC and SMC 18.24.130)	See SMC 18.48.050	Site plan review per Chapter 18.22 SMC; fencing per SMC 18.24.140
Communication Facilities/Towers (see Chapter 18.61 SMC for wireless communications) (CUP or special use/essential public facility)	None	150'	2 times the height of a tower, antenna, dish; 50' for all other facilities			None	Fencing per SMC 18.24.140
Accessory Uses and Structures: See Chapter 18.59 SMC **Home Occupation:** See Chapter 18.67 SMC				**Accessory Dwelling Unit:** See Chapter 18.66 SMC			
Conditional Uses: **CUP:** parks other than mini-parks; public schools; libraries; community centers; police and fire stations; power substations; cemeteries **ACUP:** mini-parks; minor public facilities; attached residences (multiplexes)							

Zone Intent: The R4-8 zoning district is to provide land for residential development within the city. The R4-8 zone provides for consistency and predictability in the character of residential neighborhoods. New subdivisions must provide a minimum of four dwelling units per net acre.

Permitted Uses	Lot Size Standard	General Development Standards					Site Requirements
		Maximum Height	Minimum Front Yard	Minimum Side/Rear Yard	Maximum Lot Coverage	Required Parking	

Notes: These tables are intended to replace zoning and bulk and dimensional standards only. References to other SMC titles or chapters are for illustrative purposes only. Specific requirements may vary and depend upon the project submitted.

Regulation of building heights is related to these policies of the Sequim Comprehensive Plan: Land Use Chapter LU 3.2.4, 3.2.5, and 3.2.7. Also see SMC 18.08.020, Definitions, and the illustration here for method of measurement of building height.

* A subdivision may create one remainder lot large enough to be further subdivided in the future, based on the minimum lot size requirements of the applicable residential zone, and the remainder lot must not prevent a future subdivision from occurring that meets all of the city's lot dimensional requirements and density.

(Ord. 2022-024 § 2 (Exh. B); Ord. 2018-006 § 1 (Exh. A); Ord. 2017-012 § 1 (Exh. A); Ord. 2016-015 § 2 (Exh. A); Ord. 2012-013 § 1 (Exh. A); Ord. 2012-002 § 2 (Exh. B); Ord. 2011-012 § 1 (Exh. A); Ord. 2011-003 § 1 (Att. 3); Ord. 2005-028 § 3; Ord. 97-019 § 4, Exh. B)