

**CITY OF WEST RICHLAND
ORDINANCE NO. 08-22**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, AMENDING TITLE 17 OF THE WEST RICHLAND MUNICIPAL CODE, TO MODIFY THE RESIDENTIAL SITE DEVELOPMENT STANDARDS FOUND IN TABLE 17.54.050.1 FOR TOWNHOUSES AND ROWHOUSES IN THE RM-6 ZONE, AND ADD A NOTE TO THAT TABLE CONCERNING LOT COVERAGE FOR TOWNHOUSES AND ROWHOUSES IN THE RM-6 ZONE;

WHEREAS, Christine Batayola submitted a zoning text amendment application to modify the development standards for townhouses and rowhouses in the RM-6 zone; and

WHEREAS, on March 30, 2022, the City's Community Development Department issued a State Environmental Policy Act (SEPA) notice threshold determination of DNS (Determination of Non-significance) on the proposed changes; and

WHEREAS, on April 14, 2022 the Planning Commission discussed the proposed amendment, and suggested that they move forward with the proposed amendment; and

WHEREAS, the City Council subcommittee reviewed the proposed amendments on April 26, 2022 and recommended that the Planning Commission move forward with a public hearing; and

WHEREAS, on May 5, 2022 the Planning Commission held a duly noticed public hearing to receive public testimony on the proposed changes; and

WHEREAS, on May 5, 2022, the Planning Commission voted unanimously to support the staff's recommended findings, conclusions, and recommendations on the proposed amendment and recommend approval of the zoning code amendment; and

WHEREAS, all parties wishing to comment on the proposed amendments were given an opportunity to do such;

WHEREAS, on May 17, 2022, the City Council voted to approve the zoning code amendments; and

WHEREAS, the City Council finds it prudent and in the public interest to adopt the proposed amendments by ordinance;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, does hereby ordain as follows:

Section 1: That West Richland Municipal Code 17.54.050.1 Residential Site Development Standards Table, is hereby amended to read as follows:

Table 17.54.050.1. Residential Site Development Standards Table

KEY:								
	RL-40	RL-20	RM-10	RM-6	MR	D-MU⁽¹¹⁾	UT	PUD
Residential Low-Density (RL-20, RL-40)								
Residential Medium-Density (RM-6, RM-10)								
Manufactured Home Park (MH-P)								
Multifamily Residential (MR)								
Downtown – Mixed Use (D-MU)								
Urban Transition (UT)								
Planned Unit Development (PUD)								
Minimum Dimensions/Sizes⁽⁶⁾:								
Single-Family Lot Area (if served by city water and sewer)	40,000 s.f.	20,000 s.f.	10,000 s.f. (12,500 s.f. for corner lots)	6,000 s.f. (7,500 s.f. for corner lots)	3,000 s.f.	3,000 s.f.	1 acre ⁽⁴⁾	Underlying zone
Single-Family Lot Area (if not served by city sewer)	5 acres ⁽⁶⁾	5 acres	10 acres	10 acres	10 acres	N/A	1 acre ⁽⁴⁾	Underlying zone

KEY:

Residential Low-Density (RL-20, RL-40)

Residential Medium-Density (RM-6, RM-10)

Manufactured Home Park (MH-P)

Multifamily Residential (MR)

Downtown – Mixed Use (D-MU)

Urban Transition (UT)

Planned Unit Development (PUD)

	RL-40	RL-20	RM-10	RM-6	MR	D-MU ⁽¹⁾	UT	PUD
Townhouse/Rowhouse Lot Size				1,800 s.f. Not to exceed 9 units/acre	1,800	1,800		Underlying zone
Duplex Lot Area per Dwelling Unit					4,000	2,000		Underlying zone
Multifamily Lot Area per Dwelling Unit					2,000	2,000		Underlying zone
Lot Width (at street frontage)	45'	45'	40'	30'	30'	30'	100'	30'
<u>Lot Width at Street Frontage</u> <u>Townhouse/Rowhouse</u>				22.5'				
Lot Depth	90'	90'	80'	80'		80'	100'	50'

KEY:

Residential Low-Density (RL-20, RL-40)

Residential Medium-Density (RM-6, RM-10)

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Urban Transition (UT)

Planned Unit Development (PUD)

	RL-40	RL-20	RM-10	RM-6	MR	D-MU ⁽¹¹⁾	UT	PUD
Front Yard Setback ⁽²⁾⁽³⁾⁽⁷⁾	25'	25'	20'	20'	15'	20'	25'	Underlying zone
<u>Front Yard Setback</u> <u>Townhouse/Rowhouse</u>				15' 20' garage				
Rear Yard Setback ⁽¹⁾⁽²⁾⁽⁶⁾	20'	20'	8'	8'	10'	8'	25'	Underlying zone
Side Yard Setback ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾	10'	10'	5'	5'	5'	5'	25'	Underlying zone
Street Side Yard Setback – Corner Lot ⁽²⁾⁽⁹⁾	15'	15'	15'	15'	15'	15'	25'	Underlying zone
Open Space								10% of gross area

KEY:

- Residential Low-Density (RL-20, RL-40)**
- Residential Medium-Density (RM-6, RM-10)**
- Manufactured Home Park (MH-P)**
- Multifamily Residential (MR)**
- Downtown – Mixed Use (D-MU)**
- Urban Transition (UT)**
- Planned Unit Development (PUD)**

	RL-40	RL-20	RM-10	RM-6	MR	D-MU ⁽¹¹⁾	UT	PUD
Maximum Dimensions/Sizes:								
Lot Coverage ⁽¹²⁾	50%	50%	50%	40%	60%	60%	50% on a one-acre home-site	60%
Building Height ⁽⁶⁾	40'	40'	40'	40'	40'	40' ⁽¹⁰⁾	40'	Underlying zone

(1) Setbacks, when adjacent to a private road or driveway easement, are established from the inner edges of the road or driveway easement and are the same as noted above, except when serving four or less parcels the setbacks are measured from the inner edges and shall be the same in the table noted above.

(2) Minor Projections Allowed. Minor features of a structure, such as eaves, chimneys, fire escapes, bay windows no more than 12 feet long and which cantilever beyond the foundation of the structure, uncovered stairways, and uncovered decks or balconies, may extend into a required setback up to two feet in residential districts. However, they may not be less than three feet of a lot line when a setback is required. Wheelchair ramps are allowed to project into the setback. Attached mechanical equipment such as heat pumps, air conditioners, emergency generators and water pumps are allowed to project into the side or rear setback only.

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RL-40	RL-20	RM-10	RM-6	MR	D-MU ⁽¹⁾	UT	PUD
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A covered porch, covered patio, deck 30 inches or higher, pergola, and any other roofed structure shall be considered a part of a building in the determination of the size of the yard or lot coverage.

(3) Side yard setbacks are not applicable to townhouses or rowhouses.

(4) The UT district has agricultural “quarter/quarter zoning” which permits one residential dwelling on a one-acre minimum lot for each one-sixteenth of a section of land.

(5) Setbacks and maximum building heights for certain accessory buildings are reduced, as detailed in [WRMC 17.54.055\(B\)\(3\)](#).

(6) Exceptions to the setback requirements may be considered in accordance with [WRMC 17.54.020](#), when applicable to a group of multiple lots. A setback exception pertaining only to an individual lot is to be considered through the variance process of Chapter [17.69 WRMC](#).

(7) Minimum setbacks for separate garages or accessory buildings ordinarily appurtenant to the conduct of farming, including barns and storage shed for large farm machinery, shall not be less than 60 feet from the front lot line.

(8) The minimum lot size in the RL-40 zoning district remains at 40,000 square feet when a lot to be divided is greater than 500 feet from city sewer, and served with city water.

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(9) Not applicable to a garage door and/or carport opening which must maintain the front yard setback.

(10) New commercial and/or multifamily buildings within the downtown – mixed use district over 40 feet in height shall be reviewed via the conditional use permit process set forth in Chapter [17.66](#) WRMC.

(11) The standards of WRMC [17.49.080](#) apply.

(12) Maximum lot coverage does not apply to townhouses/rowhouses

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 3. Severability / Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

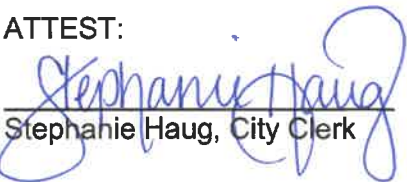
Section 4. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication, as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,
WASHINGTON,** this 17th day of May, 2022.



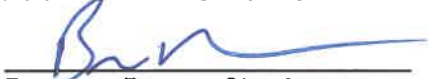
Brent Gerry, Mayor

ATTEST:



Stephanie Haug, City Clerk

APPROVED AS TO FORM:



Bronson Brown, City Attorney