

Proposed Land Use Code Amendments: Single Family- Suburban Zoning District

Issaquah Municipal Code: 18.06.130 Table of permitted land uses (Note: Only Residential section of Table is shown, no other section of Table has proposed amendments.)

Land Uses	ZONING DISTRICTS																	
	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF- E	SF- S	SF- SL	SF- D	MUR	MF- M	MF- H	PO	CBD	MU	R	IC	CF- F	CF- R	CF- OS	M
RESIDENTIAL¹																		
Dwellings, Single Family: Detached (including manufactured homes) ²		0	0	0	0	0	0	0	0	0	0	0	0	0	2 ²	2 ²		
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex ³			2 ⁴	2 ⁴	2 ⁴	2	1	1	1	2	2	2	2					
Dwellings, Single Family: (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex) ⁶					2 ⁵	2 ⁵	1	1	1	2	2	2	2					
Dwellings, Multifamily (5 or more units) ⁶							1	1	1	2	2	2	2					
Assisted Living Facility					2	2	2	2	2	2	2	2	2					
Housing, Cluster from 2 – 5 acres (minimum 2 acres) ⁶		1	2 ⁴	2 ⁴	2 ^{4,5}	2 ⁵	1	1	1		2							
Housing, Cluster: 5 acres or greater ⁶		1	5	5	5	5	1	1	1		2							

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Unclassified Residential Use		See Procedure for Unclassified Use at IMC 18.06.050(B)(3)																	
RESIDENTIAL: Accessory Uses																			
Accessory Dwelling Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Family Day Care Center ⁷		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adult Family Home/Group Care Facility, Community ⁷ /Crisis Residential Center		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resident Club House		1	1	1	1	1	1	1	1	1	1	1	1	1	2	2			
Home Occupations		See IMC 18.07.470 , Home occupations.																	
Satellite Dish/Broadcast and Receiving Towers ⁸		2	2	2	2	2	2	2	2	2	2	2	2	2					
DISTRICT KEY:																			
C-Rec = Conservancy Recreation					SF-D = Single Family Duplex (7.26 or 14.52 du/acre)					PO = Professional Office					CF = Community Facilities				
C-Res = Conservancy Residential					SF-SL = Single Family Small Lot (7.26 du/acre)					CBD = Cultural and Business District					CF-OS = Open Space				
SF-E = Single Family Suburban Estates (1.24 du/acre)					MUR = Mixed Use Residential					R = Retail Commercial					CF-R = Recreation				
SF-S = Single Family Suburban (4.5 du/acre)					MF-M = Multifamily Medium Density (14.52 du/acre)					IC = Intensive Commercial					CF-F = Facilities				
					MF-H = Multifamily High Density (29 du/acre)					M = Mineral Resource					MU = Mixed Use				
FOOTNOTES KEY:																			
¹ Level of review in this table applies to individual residential uses on existing lots. See Chapter 18.04 IMC, Procedures, for level of review required for subdivisions and/or short subdivisions.																			
² Only as a caretaker facility in a CF District.																			
³ Duplex proposals or proposals for groupings of two (2) single family attached dwellings shall be processed through a Level 1 or Level 2 Review regardless of the parcel size or the street frontage.																			
⁴ Duplexes and/or groupings of two (2) single family attached dwellings are allowed in SF-E, SF-S and SF-SL zones through cluster housing developments only.																			

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<p>⁵ Triplex/fourplex dwellings and/or groupings of three (3) or four (4) single family attached dwellings are only permitted in the SF-SL and SF-D zones through the cluster provision.</p> <p>⁶ Senior housing density bonus provision may be used to increase the base density by one-third (1/3) unit for every unit up to nine hundred fifty (950) square feet, and by two-thirds (2/3) unit for every unit up to seven hundred (700) square feet. See senior housing standards (IMC 18.07.390).</p> <p>⁷ See IMC 18.02.060 Definitions – D, “Day care operation,” for additional criteria.</p> <p>⁸ Dishes over twenty (20) inches in diameter require review. Chapter 18.22 IMC, Wireless Communication Facilities (WCF), may also apply.</p> <p>PERMITTED USE & LEVEL OF REVIEW KEY:</p> <p>0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED</p> <p>*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St., Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.</p> <p>*Level 5 Review required if project is > fifteen (15) acres.</p> <p>Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.</p> <p>Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.</p>																	

