

Date: July 2, 2025
Prepared By: Karl Almgren, AICP, Community Planning Manager
Clarification: Units Per Lot in Residential Neighborhood Zone
Code Reference: LMC 8.30.0320 Residential Neighborhood
Summary: Clarification of the application of density minimum lot area per unit related to Table 8.30.03

Table 8.30.03 sets the minimum units per lot to comply with both HB1110 and HB1337.

Table 8.30.03 regulates that all properties zoned RN are allowed a base standard of three units per lot. Any lot may have a fourth unit if that unit is affordable (80% AMI for Ownership, or 60% AMI for Rental). Any lot is also allowed a fourth unit if the lot is located within ¼ mile walking distance from an existing or planned transit stop if the entire building is located within the transit walkshed. Any lot that is 8,000 SF or larger may have a fourth unit regardless of whether it is affordable, or located within ¼ mile walking distance from an existing or planning transit stop if the entire building is located within the transit walkshed. All lots have a maximum units per lot of four unless the development is cottage housing or a Planned Unit Development.

Application of the minimum lot area per unit based on the configuration is in addition to the standards set in Table 8.30.03.

Below is a summary of lots and units yield allowed in the Residential Neighborhood Zone based on the total square footage of the lot, actual yield may vary based on configuration of the lot and site constraints:

Lot Size	Lot Yield	Unit Yield w/o Subdivision	Unit Yield if Subdivided	Cottage Yield
6,000 SF	1	3 Units ¹	NA	4 Units
7,500 SF	1	3 Units ¹	NA	5 Units
8,000 SF	1	4 Units	NA	5 Units
9,000 SF	1	4 Units	NA	6 Units
10,000 SF	1	4 Units	NA	6 Units
11,000 SF	1	4 Units	NA	7 Units
12,000 SF	2	4 Units	6 Units	8 Units
13,000 SF	2	4 Units	6 Units	8 Units
14,000 SF	2	4 Units	7 Units	9 Units
15,000 SF	2	4 Units	7 Units	10 Units
16,000 SF	2	4 Units	8 Units	10 Units
17,000 SF	2	4 Units	8 Units	11 Units
18,000 SF	3	4 Units	9 Units	12 Units

¹Fourth unit allowed through the transit walkshed provision or affordability provision.






20250702 Units Per Lot in RN Zone

Final Audit Report

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