

Summary of City of Black Diamond Zoning Districts

Zoning Designation Standards															
Residential	DU/acre or density (maximum)		Minimum Lot Area SF	Minimum Lot Area MF	Front Setback		Side Setback		Rear Setback	Max Building Coverage	Max Building Height		Min. Lot Width	Min. Lot Depth	Add'l Notes
	SF	w/ TDRs			Minor St	Major St	Flank lot	Flank St			Main	Accessory			
R4 - Single Family	4 du/acre		9600sf		20'	25'	7'	10'	20'	30%	32'	26'	60'	80'	1-2
R 6 - Single Family	6 du/acre		7200sf		20'	25'	7'	10'	20'	30%	32'	26'	60'	80'	1-2
MDR8 - Medium Density	8 du/acre	12 du/acre	3600sf	7200sf	20'	25'	7'	10'	10'	50%	35'	26'	50'	70'	3-4

NOTES:

1. Conditional uses: Child care for more than 12 children, above ground Utilities, Public Uses/Facilities, Religious Institutions (not to exceed 10,000sf), Duplexes. Ch. 18.30.030
2. Permitted uses: single family, manufactured housing. Other related uses: accessory buildings, temporary uses, home occupations, underground Utilities, Child care for up to 12 children. Ch. 18.30.020
3. Permitted uses: single family, multi-family, cottage housing, manufactured housing. Other related uses: Accessory buildings, temporary uses, home occupations, child day care for up to 12 children. Ch. 18.32.020
4. Conditional uses: Child care for more than 12 children, utilities above ground, Religious Institutions (not to exceed 10,000sf), bed and breakfast, senior housing, elderly housing-assisted, manufactured home parks, group homes, private schools. Ch. 18.32.030

Zoning Designation Standards													
Commercial/Industrial	DU/acre or density (maximum)	Minimum Lot Size	Front Setback	Side Setback		Rear Setback		Max Impervious Surface	Min. Lot Width	Max Bldg Height	F.A.R		Add'l Notes
				Non-Res	Flank Res.	Non-Res	Flank Res.				Non-Res	Mixed Use	
NC - Neighborhood Center	12 du/acre (note 5)	None	10' or 15' (note 3)	None	20' (note 4)	15'	20' (note 4)	80%	none	35' Non-Res 50' Mixed Use	1.00	2.00	1-5
CC - Community Commercial	(note 6)	None	10' (note 7)	None	15' (note 8)	None	15' (note 8)	80%	none	45'	1.00	2.00	6-10
TC - Town Center	(note 11)	None	5' or 10' (note 12)	None	10' (note 13)	10'	15' (note 8)	100%	none	35' Non-Res 50' Mixed Use	1.00	2.00	8,11-15
B/IP - Business/Industrial Park	n/a	1.5 acres	40'	30'	30' (note 18)	30'	30' (note 18)	75%	none	45'	1.00		16-18
I - Industrial District	n/a	5 acres	20'	25'	50'	25'	50'	90%	none	50'	1.00		19-20
PUB - Public	n/a	None	none	None	none	None	none	none	none	none	none		21-22

NOTES:

1. Permitted uses: Retail, Personal Services, General Offices, Entertainment/culture, Residential uses in attached structures or mixed use, below ground utilities, Existing light manufacturing uses. Other related uses: accessory uses and structures, temporary uses. Chapter 18.36.020
2. Conditional Uses: bed and breakfast, religious institutions, drive through facilities, essential public facilities, above ground utilities, public uses/facilities, senior housing, automobile fueling stations, expansion of existing light manufacturing facilities. Chapter 18.36.030
3. At least 60% of the width of any street façade of a primary use shall be set back a max of 10', provided the max allowed setback is 15' for structures with 1st floor residential.

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4. If abutting a residential zone, 20' plus one foot additional setback for each foot of building height over 35'.
5. See Chapter 18.36.040(8)
6. See 18.38.040(8)
7. At least 40% of the width of any street façade of a primary use shall be set back a max of 10'.
8. If abutting a residential zone, 15' plus one foot additional setback for each foot of building height over 35'.
9. Permitted uses: Retail, Personal Services, Entertainment/culture, Religious Institutions, Drive through facilities, Hotel, Residential-mixed use, Public Uses/Facilities, below ground utilities, Existing light manufacturing uses. Other related uses: accessory uses and structures, temporary uses. Chapter 18.38.020
10. Conditional Uses: major institutions, essential public facilities, above ground utilities, wholesale or retail, mini storage facilities. Chapter 18.38.030
11. See 18.40.040(8)
12. 100% of the width of any street facade of a primary use shall set back no more than 5' from the front property line, unless a public plaza or similar amenity is provided between the façade and the street. The maximum allowed setback is 10' for structures.
13. If abutting a residential zone, 10' plus one foot additional setback for each foot of a building height over 35'.
14. Permitted uses: Retail, Personal and Professional Services, General Office, Entertainment/Culture, Public Uses/Facilities, Residential, below ground Utilities. Chapter 18.40.020
15. Conditional Uses: Child Care, above ground Utilities, Major Institution, Private Clubs, Religious Institutions, Public Uses/Facilities, Parking Structures, Senior Housing. Chapter 18.40.030
16. Permitted Uses: Office, General Office, Research and Development, Technology, Light Manufacturing, Wholesaling, Business Support Svcs, Child Care, below ground Utilities, Private Schools, other. Chapter 18.42.020
17. Conditional Uses: Adult-oriented businesses, Religious Institutions, Essential Public Facilities, Major Institutions, Parks and Open Space, Public Uses/Facilities, above ground Utilities, Entertainment/Culture facilities, Parking Structures. Chapter 18.42.030
18. If abutting a residential zone, 30' plus one additional foot for each foot of height above 35'.
19. Permitted Uses: Heavy Manufacturing, Light Manufacturing, Research and Development, General Office, Wholesaling, Warehousing and Distribution, Business Support Services, Utilities, Public Uses/Facilities, Private schools, Other uses. Chapter 18.44.020
20. Conditional Uses: Adult-oriented businesses, Major Institutions, Essential Public Facilities, Automobile wrecking yards. Chapter 18.44.030
21. Permitted Uses: below ground Utilities, Public Uses/Facilities, Parks, Caretakers' quarters, Other or Related Uses. Chapter 18.46.020
22. Conditional Uses: Major Institutions, Essential Public Facilities, above ground Utilities.