



Current Zoning and Planning Basics

CITY OF BRIER DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONES

	RS 12,500
Minimum Lot Area	12,500 Sq. Ft
Minimum lot width at street	45 feet
Minimum lot width at building line	80 feet
Minimum front yard setback ⁽¹⁾	35 feet
Minimum side yard setback ⁽²⁾	7 feet minimum, 20 feet total
Minimum rear yard setback ⁽³⁾	25 feet
Maximum Lot Coverage	45 %
Maximum Building Height	30 feet
Interior Lot Line Minimum Set backs	
On Corner lots ⁽⁴⁾	7 feet minimum, 20 feet total
Minimum setback on side yards –	
On Corner lots ⁽⁵⁾	25 feet
Minimum Parking Requirements	2 Off-Street parking spaces
Increase in impervious surface area requirements	See BMC 14.04.060
Accessory Buildings & Structures ⁽⁶⁾	See Footnote 6

- 1) **Front Yard:** .If the right-of-way is designated to be widened, the front yard setback may be required to be up to 65 feet from the street right of-way and the setback for a side yard abutting a street may be required to be up to 55 feet from the center of the street right-of-way, depending on the designated width of the new right-of-way
- 2) **Side Yard:** 7 feet minimum. The combined total of the two side yards shall be a minimum of 20 feet. The side yards of a lot abutting more than one public street are the sides facing lots containing or capable of containing building improvements. The larger of the two setbacks shall be located along the rear of the primary building.
- 3) **Rear Yard:** 25 foot minimum setback required.
- 4) **Corner Lots:** Buildings abutting more than one public street (such as corner lots) shall have a minimum setback of 35 feet from the City right-of-way for the front yard and 25 feet from the City right-of-way for the side yard abutting the street.
- 5) **Accessory buildings** and structures, including private garages, provided that in the aggregate they do not occupy more than 10 percent (10%) of the total area of the lot. Accessory buildings shall conform to all setback regulations, except rear yard setbacks can be seven (7') feet minimum. Separation from Residential dwellings and other buildings shall be five (5') feet, or, have fire separation conditions approved and applied.
- 6) **Secondary Dwelling Units Attached or Detached** are allowed in the 20,000+ sq ft lots and only with conditional use approval.
- 7) **Tree Removal:** Contact City Planner for tree removal and landscaping requirements.