

**TOWN OF ROCKFORD
ORDINANCE 22-09**

AMENDING ROCKFORD MUNICIPAL CODE SECTION 13.04.280 DENSITY AND DIMENSION STANDARDS

AMENDING ROCKFORD MUNICIPAL CODE SECTION 13.04.280 DENSITY AND DIMENSION STANDARDS PERTAINING TO MINIMUM LOT SIZE, SIDE SETBACKS, MAXIMUM LOT COVERAGE AND MAXIMUM LOT DENSITY FOR R1 ZONE.

WHEREAS, the Town Council of the Town of Rockford, after reviewing the recommendation of the Planning Commission, has deemed it necessary to adjust the minimum lot size, side setbacks, maximum lot coverage and maximum lot density for R1

NOW THEREFORE, be it ordained by the Town Council of the Town of Rockford, in the State of Washington, as follows:

SECTION 1: AMENDMENT “Sec 13.04.280 Density And Dimension Standards” of the Rockford Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 13.04.280 Density And Dimension Standards

Residential standards are set forth in Table 13.04.280. Standards for alternate residential development are set forth in RMC ch. 13.20, and standards for planned residential developments are set forth in RMC ch. 13.24, art. VII. Commercial and industrial standards are set forth in RMC ch. 13.16.

Table 13.04.280. Use Requirements by Zone

Symbo l	Essential Use	Minimu m Lot Area	Maximum Lot Coverage ¹	Minimum Setback (yard)			Maximum Building Height	Maximum Lot Density
				Fr ont 3	Side (ea) ²	R ear 2		
R O	Single-Family Residential/Open Space	1 acre	30.00%	15 ,	15'	15 ,	75'	1 du/ac
R1	Single- and Two-Family Residential	7,500 sq. ft.	40.00%	15 ,	10'	10 ,	35'	5.8 du/ac
M	Multifamily	2,000 sq.		10				

F	Residential	ft.	50.00%	'	5'	5'	35'	22 du/ac
M H P	Mobile Home Park	3,600 sq. ft.	40.00%	15 '	5'	10 '	35'	12 units/ac
M U	Mixed-Use Residential and Commercial	By use, or 5,000 sq. ft.	By use	B y u s e	By use	B y u s e	See below ⁷	By use
C C	Central Commercial ⁵	N/A	N/A	N/ A	N/A	N/ A	N/A ⁴	N/A
LI	Light Industrial	N/A	75%	N/ A	N/A	N/ A	N/A	N/A
P Q	Public/Quasi- Public	By use	N/A	10 '	7' (10' corner lot)	5'	N/A ⁶	N/A

¹ Maximum coverage includes gross footprint area of all buildings including accessory buildings, excludes uncovered parking and private swimming pools.

² Accessory structure setbacks of ten feet to the rear and side property lines.

³ Flanking street yard setback.

⁴ Facades on buildings exceeding 35 feet must step back one additional foot for each foot of height above 35 feet.

⁵ Central Commercial Zones (CC) may be subject to Town Center Overlay requirements; see official zoning map, RMC ch. 13.08, art. III.

⁶ If adjacent to residential zone with no intervening public street or alley, maximum height to match adjacent residential zone

⁷ Mixed-Use Residential and Commercial Zone (MU) height requirements are as follows: Residential uses shall conform to RMC ch. 13.12, arts. III and IV; commercial uses shall conform to RMC ch. 13.12, art. VII except if adjacent to residential zone with no intervening public street or alley, maximum height to match adjacent residential zone.

(Ord. No. 19-03, § 2.3.08, 9-4-2019)

SECTION 2: EFFECTIVE DATE This Ordinance shall be in full force and effect upon adoption and publication according to law.

PASSED AND ADOPTED BY THE TOWN OF ROCKFORD TOWN COUNCIL
AUGUST 03, 2022.

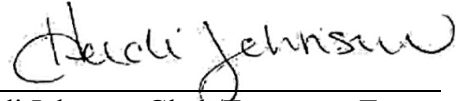
	AYE	NAY	ABSENT	ABSTAIN
Councilmember Tim Fricke	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Micki Harnois	<u> </u>	<u> </u>	<u> X </u>	<u> </u>
Councilmember Walt Whitman	<u> X </u>	<u> </u>	<u> </u>	<u> </u>
Councilmember Clint Stevenson	<u> X </u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Carrie Roecks, Mayor, Town of
Rockford



Heidi Johnson, Clerk/Treasurer,, Town
of Rockford