**17.20.20 Bulk matrix.**

A. The bulk matrix contains setback, lot coverage, building height and lot dimension regulations for all zones in the city. The following is a listing of abbreviations used in the bulk matrix and their meanings:

1. IBC = International Building Code;
2. sf = square feet;
3. row = right-of-way;
4. C/L = centerline.

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**Table 1: Bulk Matrix**

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Building Height</th>
<th>Minimum Lot Area</th>
<th>Minimum Setback Line</th>
<th>Lot Line</th>
<th>Corner Lot Line</th>
<th>Minimum Average Lot Depth</th>
<th>Minimum Setbacks (^{19, 20})</th>
<th>Maximum Lot Coverage (^{20})</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Side</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Interior</td>
<td>Corner</td>
</tr>
<tr>
<td>RD 20.0</td>
<td>35'</td>
<td>20,000 sf</td>
<td>none</td>
<td>85'</td>
<td>90'</td>
<td>none</td>
<td>20' 5' 20' 5'</td>
<td>35%</td>
</tr>
<tr>
<td>RD 12.5</td>
<td>30(^{18})</td>
<td>12,500 sf</td>
<td>60'</td>
<td>40'</td>
<td>60'</td>
<td>85'</td>
<td>25' 5'; with 15' of total side yard 20(^{10}) 25(^{18})</td>
<td>30%</td>
</tr>
<tr>
<td>RD 12.5(S)</td>
<td>35(^{18})</td>
<td>12,500 sf</td>
<td>none</td>
<td>75'</td>
<td>80'</td>
<td>None</td>
<td>20' 5' 20' 5'</td>
<td>35%</td>
</tr>
<tr>
<td>RD 9.6</td>
<td>30(^{18})</td>
<td>9,600 sf</td>
<td>50'</td>
<td>40'</td>
<td>60'</td>
<td>85'</td>
<td>25' 5'; with 15' of total side yard 20(^{10}) 20(^{18})</td>
<td>35%</td>
</tr>
<tr>
<td>RD 9.6(S)</td>
<td>35(^{18})</td>
<td>9,600 sf</td>
<td>none</td>
<td>70'</td>
<td>75'</td>
<td>None</td>
<td>20' 5' 20' 5'</td>
<td>35%</td>
</tr>
<tr>
<td>RD 8.4</td>
<td>35(^{18})</td>
<td>8,400 sf</td>
<td>none</td>
<td>65'</td>
<td>70'</td>
<td>None</td>
<td>20' 5' 20' 5'</td>
<td>35%</td>
</tr>
<tr>
<td>RD 7.5</td>
<td>30(^{18})</td>
<td>7,500 sf</td>
<td>50'</td>
<td>30'</td>
<td>60'</td>
<td>85'</td>
<td>20' 5'; with 15' of total side yard 20(^{10}) 20', or 15' for corner lots (^{18})</td>
<td>35%</td>
</tr>
<tr>
<td>RD 7.2</td>
<td>35(^{18})</td>
<td>7,200 sf</td>
<td>none</td>
<td>60'</td>
<td>65'</td>
<td>None</td>
<td>20' 5' 20' 5'</td>
<td>35%</td>
</tr>
<tr>
<td>WFB</td>
<td>25(^{18})</td>
<td>7,200 sf</td>
<td>none</td>
<td>60'</td>
<td>65'</td>
<td>None</td>
<td>20' 5' 20' 5'</td>
<td>35%</td>
</tr>
<tr>
<td>MRD</td>
<td>varies(^{7})</td>
<td>7,500 sf(^{9})</td>
<td>50'</td>
<td>30'</td>
<td>60'</td>
<td>85'</td>
<td>25' varies(^{8})</td>
<td>20(^{10}) 20'</td>
</tr>
<tr>
<td>Zone</td>
<td>Maximum Building Height</td>
<td>Minimum Lot Area</td>
<td>Setback Line</td>
<td>Lot Line</td>
<td>Corner Lot Line</td>
<td>Minimum Average Lot Depth</td>
<td>Minimum Lot Coverage</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------</td>
<td>------------------</td>
<td>--------------</td>
<td>----------</td>
<td>----------------</td>
<td>--------------------------</td>
<td>---------------------</td>
<td></td>
</tr>
<tr>
<td>MR</td>
<td>35'</td>
<td>7,500 sf</td>
<td>None</td>
<td>60'</td>
<td>70'</td>
<td>None</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>DB</td>
<td>35'</td>
<td>None</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>None</td>
<td>none</td>
<td></td>
</tr>
<tr>
<td>CB</td>
<td>35'</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
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<td>None</td>
<td></td>
</tr>
<tr>
<td>CB(S)</td>
<td>35'</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>CB(S)-22</td>
<td>50'</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>25'</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>PCB12</td>
<td>30'14</td>
<td>1 acre</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>30'</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>PCB(S)2</td>
<td>40'</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>40'6</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Zone</td>
<td>Maximum Building Height</td>
<td>Minimum Lot Area</td>
<td>Setback Line</td>
<td>Lot Line</td>
<td>Corner Lot Line</td>
<td>Minimum Average Lot Depth</td>
<td>Minimum Setbacks</td>
<td>Maximum Lot Coverage</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------</td>
<td>-----------------</td>
<td>--------------</td>
<td>----------</td>
<td>-----------------</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Front 11</td>
<td>Side</td>
<td>Rear</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Interior</td>
<td>Corner</td>
<td></td>
</tr>
<tr>
<td>BP</td>
<td>50'</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>30'</td>
<td>30'</td>
</tr>
<tr>
<td>PI12</td>
<td>35'</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>none</td>
<td>10'</td>
<td>20'</td>
</tr>
<tr>
<td>IP5</td>
<td>65</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>none</td>
<td>30'5</td>
<td>30'5</td>
</tr>
<tr>
<td>LI</td>
<td>65²</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>none</td>
<td>25'</td>
<td>25'</td>
</tr>
<tr>
<td>HI</td>
<td>65</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>none</td>
<td>25'</td>
<td>25'</td>
</tr>
<tr>
<td>PSP</td>
<td>35'</td>
<td>1 acre</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>none</td>
<td>10'</td>
<td>25' or 0²¹</td>
</tr>
<tr>
<td>OS</td>
<td>25' to 35³¹³</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>WMU</td>
<td>varies¹⁶</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

¹¹ Front setbacks are for the front line of the property.
²² Rear setbacks are for the rear line of the property.
²³ Percentage coverage is based on the total lot area.

IBC stands for International Building Code.
B. Reference Notes for Bulk Matrix.
1. Appurtenances such as stairwells, mechanical equipment, and elevator shafts that do not exceed the maximum building height by more than ten feet are allowed in the following zones: DB, CD, PCB, PI, PSP, WMU, CD(S), PCB(S), BP, IP, LI, HI, and OS.

2. MR standards shall apply for all residential development permitted in all commercial zones designated as PCB(S) or CB(S).

3. In the MR zone, the maximum density shall be calculated based on two thousand square feet of land per dwelling unit. In a PRD (MR) zone, density shall be calculated based on one thousand seven hundred square feet per dwelling unit.

4. MR Setbacks.
   a. Single-family detached structures shall have the minimum setbacks required in the RD 8.4 zone.
   b. Other structures shall have a minimum rear setback of twenty-five feet and a minimum total side setback of fifteen feet, with a minimum single side setback of five feet. Building separation shall be a minimum of fifteen feet.
   c. Multistory structures over two stories shall increase setbacks for each additional story as follows:
      i. Front: three feet;
      ii. Rear: three feet;
      iii. Side: five feet total with minimum side increased by three feet;
      iv. Building separation: five feet.

5. In the IP zone there shall be an additional one-foot setback for every one foot of building height over forty-five feet.

6. In the PCB(S) zone the setback from private roads and access easements is twenty-five feet.

7. Building height in the MRD zone may extend to forty-five feet (except thirty feet on level sites: zero to eight percent) and provided that the developer demonstrate to the satisfaction of the city council that the height is consistent with the following criteria:
   a. The project shall not obstruct the sound and mountains views from other single-family residential properties by more than twenty percent;
   b. Shall have access to major trafficways;
   c. Shall not exceed the height limits as provided in this chapter;
   d. Shall not exceed the density limits as provided in this chapter;
   e. Shall not exceed the site coverage as provided in this chapter.

8. Interior side setbacks in the MRD zone shall be measured as follows:
   a. One and two stories, five feet (except that the sum of the two side yards must not be less than fifteen feet) with not less than fifteen feet between structures on adjoining properties;
   b. Three stories, twelve feet (except that the sum of the two side yards must not be less than twenty-four feet);
   c. Four stories, fifteen feet (except that the sum of the two side yards must not be less than twenty-four feet).
9. In the MRD zone, the minimum usable land area per dwelling unit (for computations of density) shall be three thousand three hundred fifty square feet except that where computations result in a partial dwelling unit greater than .75, a full unit shall be allowed for lots which meet the minimum lot area requirements.

10. Corner lot setbacks for the RD 12.5, RD 9.6, RD 7.5 and MRD zones: twenty feet for side adjoining a street; otherwise same setbacks as specified for interior lots for the side adjoining an interior lot. For dwellings that border a private road from which they do not receive vehicular access, the required setback shall be one-half the width of the right-of-way plus ten feet. For those dwellings that receive primary vehicular access from a private road, the setback required from the centerline of the right-of-way shall be one-half the width of the right-of-way plus twenty feet.

11. Front setbacks shall be measured from the edge of the front property line.

12. In the CB, PCB and PI districts, any permitted use of a commercial nature, when abutting a residential zone district, shall set back fifteen feet from the rear lot line and ten feet from the front lot line, and ten feet from a side lot line where the side lot line abuts a street, private road or interior lot line.

13. Building height in the OS district: thirty-five feet, except twenty-five feet within two hundred feet of the ordinary high water mark at the Mukilteo Lighthouse Park.

14. Height Limits for Retirement Apartment and/or Housing Projects. Building proposals in the planned community business district (PCB) may exceed the thirty foot height limit, up to a maximum of thirty-five feet, as measured from the prior undisturbed average ground elevation, where it can be demonstrated to the planning commission's satisfaction that the surrounding properties are impacted less by a taller building with less mass than a shorter building with greater mass. (Refer to Section 17.16.040(B)(46) of this title.)

15. Height of Buildings.
   a. The height of buildings north of Front Street shall be a maximum of twenty-five feet with no more than two stories in order to allow for a pitched roof no less than a 6:12 pitch over fifty percent of the roof area. No flat roofs are allowed.
   b. The height of buildings south of Front Street, outside the shoreline management program area and north of BNSF right-of-way shall not exceed forty feet with no more than three stories to allow for pitched roofs and building stories shall be tiered back to allow for views from different floors, while limiting the blockage of views from up the hill at 2nd Street.

16. Breaks in the facade and building footprint along the waterfront shall be included to retain water views from Front Street and for pedestrian access to the waterfront promenade and beach, as regulated by the shoreline master plan.

17. Buildings shall be set back thirty to fifty feet along the waterfront to allow for a twenty-five foot pedestrian promenade, landscaping, and additional space to be used for outside uses associated with public, commercial and retail uses.
18. Garages, Carports, Accessory Dwelling Units and Accessory Buildings. All single-family residential garages, carports, accessory dwelling units and accessory buildings shall meet the following standards:

a. Attached Garages, Carports, and Accessory Dwelling Units.

i. The maximum allowable height of a garage, carport or accessory dwelling unit physically attached to a house and totally within the normal buildable area is the maximum allowable height of the underlying zone.

ii. The rear setback may be reduced to eight feet when the building height in the reduced setback area does not exceed sixteen feet in height. When an accessory dwelling unit is located above the attached garage or carport with automobile access from an alley, no portion of the accessory dwelling unit may be located in the reduced setback area.
b. Detached Garages, Accessory Dwelling Units and Carports.

i. The maximum building height of detached garages, accessory dwelling units and carports constructed within the normal buildable area of a lot is the maximum allowable height of the underlying zone, except accessory dwelling units must also conform to the building height requirements under Chapter 17.30.

ii. When the maximum height of detached garages and carports (but not accessory dwelling units) is reduced to sixteen feet they may be located in the rear setback area within:
   (A) Eight feet of the rear lot line if the rear lot line abuts an alley; or
   (B) Five feet of the rear lot line if adjacent to a single-family residential lot.

iii. All detached garages and carports shall be designed with a pitched roof.

iv. Detached garages, carports and accessory dwelling units designed with more than one story shall conform to the development and design standards for structure exterior standards for accessory dwelling units under Section 17.30.060(B).
v. Detached garages shall be designed as a one-story building if located on a lot in the area between the front property line and twenty feet behind the front facade of the principal dwelling unit.

vi. Temporary structures which use plastic, canvas, tarps, or other similar materials to cover storage areas, and/or to be used as garages or carports, are prohibited in single-family residential zones.

c. Accessory Buildings.

i. The maximum building height of accessory buildings within the normal buildable area of a lot is the maximum allowable height of the underlying zone.

ii. When the maximum height is reduced to sixteen feet, the accessory building may be located in the normal setback area within:
   (A) Eight feet of the rear and side lot lines if abutting an alley;
   (B) Five feet of the rear and side lot lines if adjacent to a single-family residential lot.

iii. When the maximum height of the accessory building is reduced to twelve feet in height and its building footprint area is less than or equal to one hundred twenty square feet, it may be located anywhere on the lot up to and adjacent to a side or rear lot line.

iv. Accessory buildings over one hundred twenty square feet must be located within the buildable area of the underlying zone.

v. No more than one accessory building less than one hundred twenty square feet may be located within five feet of the rear and/or side lot line.
vi. All accessory buildings shall be designed with a pitched roof.

vii. If designed with more than one story it shall conform to the
development and design standards for structure exterior standards for
accessory dwelling units under Section 17.30.060(B).

viii. Temporary structures which use plastic, canvas, tarps, or other similar
materials to cover storage areas, and/or to be used as garages or
carports, are prohibited in single-family residential zones.

19. For the setback requirements next to critical slope areas, refer to MMC
17.52A.050.

20. Where two or more lots are to be developed as a single, unified development site,
whether such development is to be accomplished at one time or in phases, no
setback shall be required from any lot line that solely abuts upon another lot within
the same development site. Setbacks are required only from lot lines on the
perimeter of the single, unified development site. Also, maximum lot coverage shall
be calculated for the entire single, unified development site and not on an
individual lot basis. As used herein, a “single, unified development site” is defined
as a lot or combination of lots on which one or more public buildings or other
structures will be built or used as an integrated development, such as a municipal
campus or other clustering of public uses.

21. Relating to “side,” “interior” and “rear” setbacks, the setback is twenty-five feet from
any lot line abutting a residential zone, and zero feet from any lot line abutting any
other zone.

22. Lot coverage calculations in the public, semi-public zoning district includes only
above-ground structures and does not apply to below-ground structures such as
underground parking.

23. In the LI zone the maximum building height shall be sixty-five feet, except for
buildings within three hundred fifty feet of the SR-525, Beverly Park Road and
132nd Street SW rights-of-way the maximum building height shall be fifty feet.