



Planning & Economic Development

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RESIDENTIAL LOW ZONING

The residential low (RL) district is intended to recognize, maintain, and protect established low urban density residential areas, create residential areas that promote neighborhood livability, provide for additional related uses such as schools, parks, and utility uses necessary to serve immediate residential areas, and serve as the primary zoning district for single-family detached residences.

WHAT CAN I DO WITH MY PROPERTY?

You can find a full list of uses by residential zone in PMC [18.70.030](#), but some of the uses permitted include: Single-family dwelling, Accessory Structures, Guest houses, Group Homes, Home Business' and Home Occupations (See [Home Occupation](#) Handout).

HOW MANY DWELLINGS CAN I HAVE ON ONE LOT?

Per PMC [18.70.040.A](#), minimum and maximum density must be met. The RL zone requires a minimum density of 4 dwelling units per net acreage and a maximum of 5 dwelling units per gross acre.

In addition, two Accessory Dwelling Units (ADU) are permitted per lot (See [ADU handout](#)).

WHAT ARE MY DEVELOPMENT STANDARDS?

In general, setbacks in the RL zone are as follows:

- Front Setback: 20' from main building facade; 25' from attached garage facade if front loaded and protrudes streetward from main building facade
- Rear Setback: 10'
- Side Setback: 5' with combined total of 15'
- Street Corner Setback: 10' (or greater if necessary for sight distance as determined by city engineer)
- Maximum Building Lot coverage: 50%
- Maximum Building Height: 35ft

NOTE: Alternative setbacks may have been established through a subdivisions, a master plan, or a planned residential development. Contact the PED Department to determine if your property has alternative setbacks.

WHAT OTHER CODES APPLY TO RESIDENTIAL LOW ZONED LOTS?

PMC [18.70.070](#) displays many other code sections that may be relevant in an RL zone.

- Item I. has additional development standards for Cottage Housing allowing smaller lots and setbacks.
- Item M. has information on fencing limitations like height, site distance and prohibited fence types.
- Item Q. has information about the keeping of livestock and poultry including the quantity and facility requirements.
- Item T. has information on recreational vehicles and more including restrictions on parking and storage.

Additionally, PMC [18.70.080](#) shows information about parking standards in the RL Zone and section [18.70.090](#) shows information about signage standards in RL zones.

WHAT IF THIS DOESN'T ANSWER MY QUESTIONS?

Zoning information can be overwhelming. Please reach out to the PED Department if you have more questions (plan&econ@cityofpoulsbo.com).

Disclaimer: This handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.

