



# Planning & Economic Development

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## RESIDENTIAL MEDIUM AND HIGH ZONES

The residential medium (RM) district is intended to provide for multiple-family residential development based upon consistency with the comprehensive plan and compatibility with surrounding land uses, provide convenient housing opportunities near employment and business centers, facilitate public transit, and encourage efficient use of commercial services and public infrastructure, and encourage development of a variety of housing types, including townhouses, apartments, condominiums, smaller lot single-family cottages, and duplexes.

The Residential high (RH) district is intended to provide for higher density residential development for those members of the population who prefer such housing, and which is consistent with the comprehensive plan, facilitate public transit and efficient use of public infrastructure, and encourage maximization of land through the development of higher density housing types, including townhouses, apartments, and condominiums

### WHAT CAN I DO WITH MY PROPERTY?

You can find a full list of uses in PMC [18.70.030](#), but some of the uses permitted include: multifamily dwellings, accessory structures, group homes, home occupations with a permit (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 RM zone requires a minimum density of 6 dwelling units per net acreage and a maximum of 10 dwelling units per gross acre and the RH zone requires a minimum density of 11 dwelling units per net acreage and a maximum of 14 dwelling units per gross acre.

### WHAT ARE MY SETBACKS AND DEVELOPMENT STANDARDS?

In general, housing setbacks in the RM and RH zones are broken down by Single-Family (SF) and Multi-Family (MF) as follows:

- Front Setback: 15' (SF) and 10' (MF)
- Rear Setback: 10' (SF) and 10' or 20' when abutting RL zones (MF)
- Side Setback: 5' (SF) and 10' or 20' when abutting RL zones (Detached MF)
- Street Corner Setback: 10' (or greater if necessary for sight distance as determined by city engineer) (SF and MF)
- Increases in Yard Setbacks: None (SF) and 6' for each foot the building height exceeds 25' for side, rear and peripheral yards (MF)
- Building Height: 35' (SF and MF)
- Lot Coverage: 50% (SF) and 60% (MF)

*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 MEDIUM AND HIGH ZONED LOTS?

PMC [18.70.060](#) displays the full extent of development regulations. Developments are held to specific standards for things like Landscaping, Site Design, Building Design Street trees, Parking Lots, Vehicular Circulation, Screening Standards and Lighting Standards.

PMC [18.70.070](#) displays many other code sections that may be relevant to a property in an RM or RH zone.

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

### WHAT IF THIS DOESN'T ANSWER MY QUESTIONS?

Zoning information can be overwhelming please reach out to the Planning department if you have other questions ([plan&econ@cityofpoulsbo.com](mailto: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.

