



City of Pullman

Basic Zoning Code Standards For Residential Zoning Districts*

* Only basic Zoning Code standards are cited in this document. Before beginning any project, please review all pertinent provisions contained in the Pullman City Code.

325 SE Paradise, Pullman, WA 99163 (509) 338-3213

Minimum Setbacks

--For principal building in all residential zoning districts:

Front:	15 feet
Interior Side:	5 feet
Flanking Street Side (on corner lot):	15 feet
Rear:	10 feet

--For garage or carport in all residential zoning districts:

Street Side:	20 feet
(if entrance perpendicular to street)	15 feet
(if entrance not perpendicular to street, but driveway must be minimum of 20 feet long)	

Other Setbacks: same as above for principal building

--Eaves may extend a maximum of 2 feet into setback areas

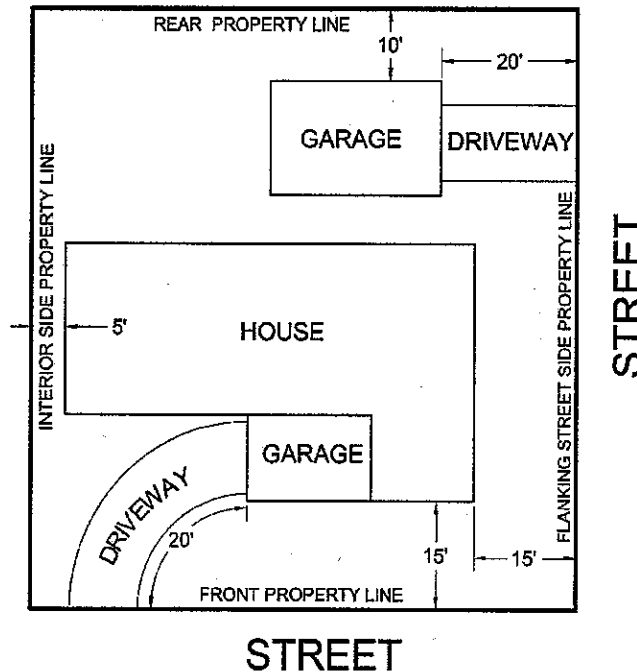
--For decks more than 30 inches in height above grade not covered by a roof in all residential zoning districts:

Front:	12 feet
Interior Side:	2 feet
Flanking Street Side (on corner lot):	12 feet
Rear:	6 feet

--For decks less than 30 inches in height above grade not covered by a roof in all residential zoning districts:

Front:	10 feet
Interior Side:	2 feet
Flanking Street Side (on corner lot):	12 feet
Rear:	5 feet

--Alleys are treated the same as an adjacent lot with regard to setbacks.



Dimensions are for illustration purposes only.

Minimum Lot Area

R1, RT, & R2:	6,000 square feet
R3 & R4:	5,000 square feet

Minimum Lot Width

R1, RT, & R2:	60 feet or 25% of lot depth, whichever is greater
R3 & R4:	50 feet or 25% of lot depth, whichever is greater

Maximum Building Coverage (including roof overhangs)

R1 & RT:	35% of total lot area
R2:	40% of total lot area
R3:	50% of total lot area
R4:	60% of total lot area

Maximum Building Height Principal Building (e.g., house)

R1, RT, & R2:	35 feet
R3:	45 feet
R4:	50 feet

Maximum Building Height Accessory Building (e.g., detached garage)

All residential zoning districts: 16 feet

Minimum open space for apartment houses and townhouses

All residential zoning districts: 15% of lot area

Uses Permitted

- R1: Single Family Dwellings
- RT: Single Family Dwellings,
Duplexes, Apartments (up to four
dwelling units per structure)
- R2: Single Family Dwellings,
Duplexes, Apartments (up to eight
dwelling units per structure)
- R3: Single Family Dwellings,
Duplexes, Apartments, Bed and
Breakfast Establishments,
Boarding Houses, Fraternities and
Sororities
- R4: Single Family Dwellings,
Duplexes, Apartments, Bed and
Breakfast Establishments,
Boarding Houses, Fraternities and
Sororities

For a complete list of permitted uses, see
the Zoning Code Use Chart, Chapter
17.70.

Minimum Lot Area per Dwelling Unit

- R1: 6,000 square feet/dwelling unit
- RT: 4,500 square feet/dwelling unit
- R2: 3,000 square feet/dwelling unit
- R3: 1,500 square feet/dwelling unit
- R4: 1,000 square feet/dwelling unit

Minimum Off-Street Parking

See the Zoning Code Use Chart, Chapter
17.70.

For more information regarding zoning code
standards please see the Pullman City Code
available at www.pullman-wa.gov, or view a
copy in the Planning Department office, or give
us a call at (509) 338-3213.