

First Reading: February 5, 2019

Second Reading: February 19, 2019

ORDINANCE NO. 993

**AN ORDINANCE OF THE CITY OF BENTON CITY,
WASHINGTON, AMENDING BCMC SECTION 20.24.040
"MINIMUM DEVELOPMENT STANDARDS"**

WHEREAS, the City of Benton City has recognized that its rear yard setback requirements in its R-3 High Density zoning classification are higher than rear yard setback requirements in similar zoning classifications in neighboring cities; and

WHEREAS, the City of Benton City finds that it is in accordance with the intent of a high density residential zone to decrease the requirements for rear yard setbacks; and

WHEREAS, the City of Benton City Planning Commission met on January 23, 2019, to discuss rear yard setback requirements in the City's R-3 High Density zoning classification; and

WHEREAS, the City of Benton City Planning Commission has reviewed and recommended changes to the R-3 High Density zoning classification requirements for rear yard setbacks in the amounts as provided herein. NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

Section 1. That Section 20.24.040 entitled "Minimum Development Standards" of the Benton City Municipal Code shall be and hereby is amended and shall read as follows:

20.24.040 Minimum Development Standards. The following shall be the minimum development standards:

A. Lot Size.

1. Lot area shall be a minimum of four thousand square feet for single-family dwelling. For each additional dwelling unit, there shall be an additional one thousand five hundred square feet.
2. Lot width shall be a minimum of fifty feet.

B. Setbacks.

1. Street frontage: twenty-five feet from the lot line or fifty-five feet from the street centerline whichever is greater.

2. For structures having a maximum building height of thirty feet or less, the non-street side yard setbacks shall be a minimum of five feet on one side and ten feet on the other.
 3. For structures having a maximum building height greater than thirty feet, non-street side yards shall be one foot of side yard for each three feet or portion thereof of building height.
 4. Rear yard setbacks shall be a minimum ~~twenty-five~~ ten feet, however; buildings that exceed twenty-five feet (25) in height shall have an additional five (5) feet of setback for every additional story over two (2) when abutting a residential zone with a lower density.
- C. Where two or more dwelling units are proposed per lot, there shall be provided one or more recreation areas with a minimum aggregate area of five hundred square feet for each dwelling unit, exclusive of required street frontage setbacks and required parking areas. (Ord. 765, September 2003.)

Section 2. This Ordinance shall take full force and effect five (5) days after its approval, passage and publication as required by law.

PASSED by the City Council of the City of Benton City, Washington, and approved as provided by law this 19 day of February, 2019.



Linda Lehman, Mayor

Attest:



Stephanie Haug, MMC
City Clerk/Treasurer

Approved as to Form:



Kerr Ferguson Law
City Attorney