



**DEVELOPMENT SERVICES GROUP**  
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## Residential Development Standards - Code Summary

This is a summary of the City’s residential development standards; these standards typically apply to new single family homes. These standards do not typically apply to multifamily or commercial development.

Standard	Requirement
Front yard depth	20 feet
Rear yard depth	25 feet
Side yard depth	15 feet (the sum of both side yards), no less than 5 feet on each side
Minimum lot depth	80 feet
Minimum lot width	60 to 90 feet (based upon zoning designation)
Building height	30 feet (two to three stories)
Gross floor area (GFA) <i>GFA includes the interior floor space, less underground areas</i>	45% of the lot area
Lot coverage (impervious surface) <i>“impervious surface” includes the building footprint, pavement, and gravel</i>	Based on lot slope: Slope less than 15% = 40% impervious surface Slope 15% to less than 30% = 35% impervious surface Slope 30% to 50% = 30% impervious surface Greater than 50 = 20% impervious surface
Fence height in front yard	42 inches (3.5 feet)
Fence height not in front yard	72 inches (6 feet)

(MICC 19.02)

**Please note:** the information contained in this document represents a summary of development requirements. While care has been taken in preparing this summary document, the summary does not capture all of the language and requirements of the Mercer Island City Code (MICC).

### Impervious Surface Deviations – Criteria:

The code official may grant a deviation, allowing an additional five percent of lot coverage; provided, the applicant demonstrates that the proposal meets one of the following criteria:

- a. The proposal uses preferred practices, outlined in MICC 19.09.100 (see below), which are appropriate for the lot; or
- b. The lot has a unique shape or proportions (i.e., a flag lot, with a circuitous driveway corridor); or
- c. The proposal minimizes impacts to critical areas and provides the minimum extent possible for the additional impervious surfaces.

## Preferred Practices.

The applicant must use reasonable best efforts to comply with the following preferred development practices:

- A. Use common access drives and utility corridors.
- B. Development, including roads, walkways and parking areas in critical areas, should be avoided, or if not avoided, adverse impacts to critical areas will be mitigated to the greatest extent reasonably feasible.
- C. Retaining walls should be used to maintain existing natural slopes in place of graded artificial slopes.

(MICC 19.02, 19.09)

## Fence Height Deviations – Criteria:

The code official shall review the submitted plans with the city engineer and shall base the decision to approve or disapprove the requested deviation on factors of traffic visibility and other public and private safety considerations, lot shape, location and topography, and the nature, location and extent of adjoining public and private structures.

(MICC 19.02)

## Second Story Setback

The Mercer Island City Code does not require an increased setback for the second story of a single family home. The Planning Commission is considering adding this requirement.

## Tree Retention Requirements:

A tree permit will be granted if it meets any of the following criteria: It is necessary to enable construction work on the property to proceed and the owner has used reasonable best efforts to design and locate any improvements and perform the construction work.

(MICC 19.10)

## Construction Limits – Hours and Duration

Construction hours are limited to between 7:00AM to 10:00PM on Mondays through Fridays. On legal holidays, Saturday, and Sunday, construction hours are limited to between 9:00AM and 10:00PM.

A building permit expires after two years, provided that the City may extend the expiration date based upon an approved construction schedule.

(MICC 8.24 & 17.14)