



RESIDENTIAL DEVELOPMENT STANDARDS



Adopted Code Updates

What is Happening and Why?

The City of Mercer Island is changing the rules for building and remodeling homes throughout the island. The City Council has heard concerns from residents about the rapidly changing character of Mercer Island's neighborhoods. Over the last year, the Planning Commission and City Council have undertaken an extensive process focused on analyzing and reviewing potential updates to the development code. The process has included a substantial effort to reach out to a broad cross section of the community, using a variety of outreach tools including traditional meetings and public hearings, as well as social media. We have heard from many in the community, receiving over 475 written comments. On September 19th, the City Council adopted a series of code amendments, summarized below. **These provisions will go into effect on November 1, 2017.**

Summary of Proposed Changes

- **NEW LIMITS ON HOUSE SIZE AND BULK**
 - Reducing allowed gross floor area from 45% to 40% of the lot
 - Implementing a maximum house size for each residential zone
 - Height limited to 30' on downhill side (reduced from 35')
 - Side setback increased to 17% of lot width for lots wider than 90 ft, with additional increases for homes with a "tall wall"
- **INCREASED TREE PROTECTION**
 - A minimum of 30% of large trees must be retained when a lot undergoes major construction
 - Priority for retention of large, healthy trees
 - Exceptional trees are provided additional protection, including requirements to re-design
 - Tree removal on any lot will require a permit (exceptions for trees that are hazardous, very small or noxious/invasive)
- **NEW LIMIT ON HARDSCAPES**
 - Up to 9% of the net lot area may be used for hardscape surfaces (decks, patios, etc.)
- **CONSTRUCTION IMPACTS ARE LIMITED**
 - Construction hours reduced to 7am-7pm on weekdays and 9am-6pm on Saturdays
 - Require construction management plans and a construction schedule for larger projects and permit renewals
 - Limit permit renewal and extensions to a total of 3 years
- **FEWER DEVIATIONS AND VARIANCES**
 - Eliminate impervious surface and fence height deviations
 - Toughen standards on all other variances and deviations

20 September, 2017

LEARN MORE: www.mercergov.org/residential