



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

TO: Property Owner
FROM: Ben Shumaker, Community Development Director
DATE: February 16th, 2024
SUBJECT: Corner Lot Setback Changes – Considering Adding Flexibility

Introduction

The City Planning Commission is considering changes to the setbacks applicable to your property. The changes being considered would increase the developable area on your property. The change acknowledges that development on many of the lots in Stevenson’s residential core do not meet the current requirement. The proposed flexibility on these lots would not come at the expense of pedestrian or vehicular safety. The change would only apply to the R2 Two Family Residential and R3 Multi-Family Residential Districts. Broadly this involves the areas 1) between Rock Creek Drive and Hot Springs Alameda, 2) between Vancouver and Del Ray avenues, 3) along lower Frank Johns Road, 4) along Lutheran Church Road, and other smaller pockets of town. This letter is to inform you about the draft amendment and how you can be involved in its review.

Change Considered

Currently, the City of Stevenson Zoning Code requires buildings on your property to be set back at least 15 feet along street side of corner lots. The proposed change would reduce that requirement to 10 feet.

Table 17.15.060-1: Residential dimensional Standards

District	Maximum Height of Building	Minimum Setbacks				
		Front	Side, Interior	Side, Street	Rear, Interior Lot	Rear, Through Lot
R1	35 ft	20 ft	5 ft	15 ft	20 ft ¹	20 ft
R2	35 ft	20 ft	5 ft	10 ft ^{3,4}	20 ft ¹	20 ft
R3	35 ft	10 ft ^{3,4}	5 ft ²	10 ft ^{3,4}	20 ft ¹	20 ft
MHR	35 ft	30 ft	15 ft	20 ft	20 ft ¹	20 ft
SR	35 ft	30 ft	15 ft	20 ft	20 ft	20 ft

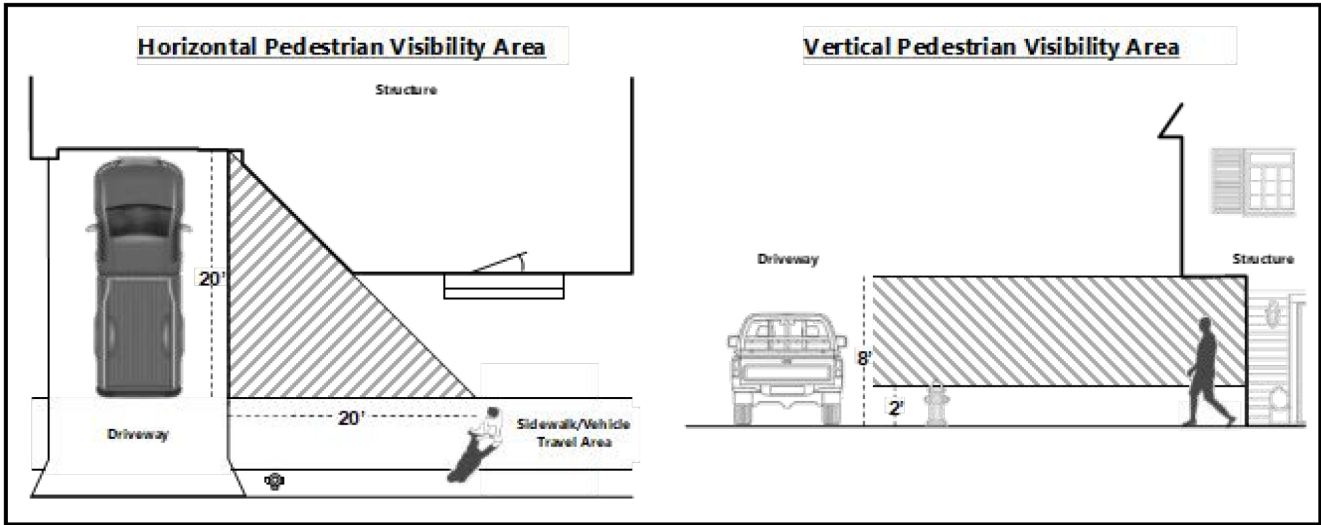
1-5ft for residential outbuildings that are both 12 ft in height or less and 200 sq ft in size or less

2-A 10-foot setback is required when adjacent to an R1 or R2 district.

3-See also SMC 17.15.130.B.3.

4-However, no structure shall be located within a pedestrian visibility area (SMC 17.10.632).

The reduction would apply differently where there is a street side driveway. In such cases, areas would need to be kept clear to facilitate drivers’ ability to see pedestrians and other vehicles:



Effect

What does this mean for you?

- Vacant Land: If you own vacant land, your development options will expand. More territory will be available for building in the street side yard. Your choice of driveway location will determine how much territory this will be.
- Previously Developed Property. If your land already has a building on it, then these changes will have little impact on you in the short term. If there are preexisting buildings in the setback or pedestrian visibility areas, the change would not require you to bulldoze anything. In the longer term the City expects the changes to benefit properties like this. Currently, in the case of fire or other calamity, such buildings would not be allowed to use their current footprint. If the change is made, fewer of you would be compelled to build something other than what was lost. Based on a preliminary, desktop analysis, several of you could be in this situation.

Zone	Total # Parcels	Corner Parcels		Suspected Nonconforming Corner Parcels	
		#	%	#	%
R2	90	30	33.3%	12	40.0%
R3	113	30	26.5%	6	20.0%

The figures above are approximate based on review of aerial photographs and assessor's parcel maps. This method has many inherent limitations.

Timeline

The Planning Commission will hold an informational workshop and Q/A session on **Monday, March 11th at 6:00 pm**. Attendance at the public hearing is possible both in person at City Hall (7121 East Loop Road), via conference call (+1-253-215-8782 or +1-346-248-7799 ID #: 856 3738 8112), or via webinar (<https://us02web.zoom.us/j/85637388112>).

Questions and written comments can be submitted in advance of the workshop to planning@ci.stevenson.wa.us