

City of Bellingham Municipal Code
16.80.080 - Development Standards For Residential Single Development

Development standards for residential single development shall be as required under BMC Title 20, except as modified by this regulatory chapter and as stated below.

A. Front Yard Setback. The front yard setback of the main structure for residential single development shall be a minimum of 15' from the front property line of any non-arterial street. The front setback for any portion of a garage facing the street shall be the greater of 15' from the property line or 20' from the back (non-street) side of any sidewalk.

B. Parking. Tandem parking, one vehicle behind the other, shall be permitted to satisfy the requirement for 2 on site parking spaces.

C. Residential Single development on individual lots shall be required to provide best management practice for stormwater quality treatment in accordance with the Washington State Department of Ecology Stormwater Technical Manual in effect at the time of permitting. Residential Single lots that are part of an approved subdivision that has already met this requirement may be exempt, as determined by the Public Works Director.

D. Impervious area limits for residential single development shall be as described in [BMC 16.80.090](#).

E. Septic Systems are prohibited in the Lake Whatcom Watershed.

[Ord. 2007-04-031; Ord. 2001-01-001]

City of Bellingham Municipal Code
20.16.020 - Conditional Uses

A. 1. Adaptive Use.

a. Definition: Any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a building listed in the Bellingham Register of Historic Places as provided for in BMC [17.90.050](#) or the local landmark register established under the prior Landmark Preservation Code, BMC 17.80.

b. Conditional in the following general use types: Residential Single, Residential Multi, Commercial, and Industrial.

c. Special Requirements: The proposal shall comply with the adaptive use provisions in BMC [17.90.080](#) Review of Adaptive Uses.

2. Art School.

a. Definition: A facility that provides instruction in the arts (drawing, painting, sculpture), arts crafts, music, theater or dance. This term does not include instruction in martial arts, sports, gymnastics and similar activities.

b. Conditional in the residential single and multi, and the neighborhood commercial general use types.

c. Special Requirements:

i. Noise levels from the facility shall not exceed State noise standards in WAC 173-60-040 as amended, or City noise standards as may be adopted.

B. 1. Bank (Automotive drive-up facilities only)

a. Purpose -- to promote a compact commercial core by limiting such uses which utilize large amounts of land and where they are permitted, to facilitate an efficient and safe traffic flow.

b. Conditional in the central commercial core designation.

c. Special requirements: Care shall be taken in the design to provide efficient traffic flow pattern whereby no on-street stacking of waiting automobiles occurs.

2. Bed and Breakfast Facilities

a. Definition -- A single family residence with not more than 2 rooms let as transient housing. For the purpose of this Section a transient shall be defined as a person who stays for a period not to exceed 2 weeks.

b. Conditional in Residential Single and Residential Multi (Duplex and Multi) designations.

c. Special Requirements:

i. The proposed use must be serviced by adequate essential public facilities, such as streets, police and fire protection, refuse disposal, water and sewer. Septic systems and private water systems may be authorized if approved by Whatcom County Health Department. However, **septic systems shall not be permitted in the Lake Whatcom Watershed.**