



**CITY OF BLACK DIAMOND**  
Community Development Dept.  
24301 Roberts Drive / PO Box 599  
Black Diamond, WA 98010  
(360) 851-4500

## ZONING DISTRICTS INFORMATION SHEET

This informational sheet provides information on the bulk and dimension standards and allowed uses for all zones within the City.  
Zoning districts are abbreviated as follows:

**NC** = Neighborhood Center      **CC** = Community Commercial      **TC** = Town Center      **B/IP** = Business/ Industrial Park      **I** = Industrial District  
**PUB** = Public      **R-4** = Single Family Residential      **R-6** = Single-Family Residential      **MDR-8** = Medium Density Residential

### Commercial/ Industrial Bulk Standards

	Max Density	Min Lot Area	Front Setback	Side Setback		Rear Setback		Max Building Height	Max Impervious Surface	F.A.R.	
				Non- Res	Flank Res	Non- Res	Flank Res			Non-Res	Mixed Use
<b>NC</b>	12 du/ac None for mixed use	None	10' or 15' <sup>1</sup>	None	20' + 1' for each foot over 35' in height	15'	20' + 1' for each foot over 35' in height	35' non-res 50' mixed use	80%	1.0	2.0
<b>CC</b>	None <sup>2</sup>	None	10' <sup>3</sup>	None	15' + 1' for each foot over 35' in height	None	15' + 1' for each foot over 35' in height	45'	80%	1.0	2.0
<b>TC</b>	None <sup>4</sup>	None	5' or 10' <sup>5</sup>	None	10' + 1' for each foot over 35' in height	None	10' for non-res use 15' for res use + 1' for each foot over 35' in height	35' non-res 50' mixed use	100%	1.0	2.0
<b>B/IP</b>	n/a	1.5 ac	40'	30'	30' + 1' for each foot over 35' in height	30'	30' + 1' for each foot over 35' in height	45'	75%	1.0	n/a
<b>I</b>	n/a	5 ac	20'	25'	50'	25'	50'	50'	90%	1.0	n/a
<b>PUB</b>	n/a	None	None	None	None	None	None	None	70%	None	n/a

<sup>1</sup> At least 60% of the width of any street facade of a primary use shall be set back no more than 10' from the front property line, provided that the maximum allowed setback is 15' for structures with first floor residential uses.

<sup>2</sup> Inclusion of senior housing within a project may be granted a bonus density per BDMC 18.38.040.A(8).

<sup>3</sup> At least 40% of the width of any street facade of a primary use shall set back no more than 10' from the front property line.

<sup>4</sup> Inclusion of senior housing within a project may be granted a bonus density per BDMC 18.40.040.B(8).

<sup>5</sup> 100% of the width of any street facade of a primary use shall set back no more than five feet from the front property line unless a public plaza or similar amenity is provided between the facade and the street. The maximum allowed setback is 10' for structures.



## Residential Bulk Standards

	Max Density	Min Lot Area	Front Setback		Side Setback		Rear Setback	Max Building Height		Min Lot Width	Min Lot Depth	Impervious Surface		Max Building Coverage
			Minor St	Major St	Flank Lot	Flank St		Main	Accessory			Base <sup>6</sup>	Max	
<b>R-4</b>	4 du/ac	9,600 sf	20'	25'	7'	10'	20'	32'	26'	60'	80'	50%	70%	30%
<b>R-6</b>	6 du/ac	7,200 sf	20'	25'	7'	10'	20'	32'	26'	60'	80'	50%	70%	30%
<b>MDR-8</b>	8du/ac <sup>7</sup>	3,600 sf <sup>8</sup>	20'	25'	7'	10'	10'	35'	26'	50'	70'			50%

<sup>6</sup> If low impact development (LID) strategies are implemented or infeasible, as demonstrated by the applicant, the base impervious surface percentage may be exceeded up to the maximum impervious surface percentage, subject to approval by the community development director.

<sup>7</sup> 12 du/acre with TDRs

<sup>8</sup> 7,200 sf minimum lot area for multi-family

## Zoning – Use Matrix

“P” = Permitted Use

“C” = Conditional Use, the use is only allowed with a conditional use permit in accordance with BDMC 18.08 and BDMC 18. 12

	R-4	R-6	MDR-8	NC	CC	TC	B/IP	I	PUB
<b>Use</b>									
Accessory Uses per BDMC 18.50	P	P	P	P	P		P	P	P
Adult oriented business per BDMC 18.60							C	C	
Agricultural stands for sales of produce/ plants grown onsite	P	P							
Agricultural Uses	p <sup>13</sup>	p <sup>13</sup>							
Any expansion of light manufacturing spaces that existed before 6/27/2009				C					
Automobile Fueling Stations				C	P				
Automobile wrecking yards								C	
Bed and Breakfasts	C	C	C	C					
Business support services							p <sup>15</sup>	p <sup>16</sup>	
Childcare, including nursery schools and day care centers	p <sup>12</sup> /C <sup>10</sup>	p <sup>12</sup> /C <sup>10</sup>	p <sup>12</sup> /C <sup>10</sup>			C	P		
Drive through facilities				C	P				
Entertainment/ cultural facilities				p <sup>9</sup>	P	P	C		
Essential Public Facilities				C	C		C	C	C
General Office				p <sup>8</sup>		P	p <sup>18</sup>	p <sup>17</sup>	



	R-4	R-6	MDR-8	NC	CC	TC	B/IP	I	PUB
Group Homes			C						
Heavy Industry								P	
Home Occupations per BDMC 18.54	P	P	P						
Hotels/ Motels/ Visitor Lodging					P				
Hybrid wholesale/ retail establishments					C				
Light Manufacturing							p <sup>1, 19</sup>	P	
Major Institutions					C	C	C	C	C
Mini storage facilities					C				
Office activities							p <sup>1</sup>		
Other or related uses									P
Parking structures (not associated with primary use)						C	C		
Parks							C		P
Personal and professional services				p <sup>7</sup>	P	P			
Pet Daycare					P				
Pet Stores				p <sup>20</sup>					
Private clubs, fraternal lodges and similar						C			
Private Schools, K-12	C	C	C				P	P	
Public uses/ facilities	C	C	C	C	P	P <sup>2</sup> /C	C	P	P
Religious Institutions	C <sup>11</sup>	C <sup>11</sup>	C <sup>11</sup>	C	P	C	C		
Research and Development							p <sup>1</sup>	P	
<i>Residential</i>									
Accessory Dwelling Units per BDMC 18.56	P	P	P						
Caretakers Quarters									P
Cottage Housing			P						
Duplexes	C <sup>14</sup>	C <sup>14</sup>							
Elderly Housing			C						
Manufactured Housing per BDMC 18.90	P	P	P						
Mixed Use				p <sup>4</sup>	p <sup>5</sup>	p <sup>5</sup>			
Multi-Family up to 6 units			P						
Single Family Structures	P	P	P						
Senior Housing			C	C		C			
Retail				p <sup>6</sup>	p <sup>3</sup>	P			
Technology, biotechnology, and medical equipment							P		
Temporary Uses per BDMC 18.52	P	P	P	P	P		P	P	P
Utilities, above ground	C	C	C	C	C	C	C	P	C



	R-4	R-6	MDR-8	NC	CC	TC	B/IP	I	PUB
Utilities, below ground	P		P	P	P	P	P	P	P
Veterinary clinics				p <sup>20</sup>	P				
Warehousing / distribution								P	
Wholesaling							P	P	

- 1 That do not create significant noise, emissions, risk of explosion or release of hazardous materials, or air or water pollution.
- 2 Permitted limited to general administrative offices, otherwise a conditional use.
- 3 Including uses involving outdoor product display or storage.
- 4 In attached structures if included as an element of mixed use site development or on upper floors of a mixed use structure.
- 5 Either in separate buildings or on the upper floors of a mixed use building; provided that, residential is not allowed at street level within buildings fronting an arterial street.
- 6 Supermarket and grocery stores limited to 40,000 SF, typical neighborhood retail uses limited to 10,000 SF per individual use and one building not to exceed 100,000 SF excludes drive throughs and gas stations.
- 7 Personal services provided primarily to neighborhood residents limited to 4,000 SF per business.
- 8 Limited to 4,000 SF per business and excluding drive throughs.
- 9 Limited to 5,000 SF or capacity of not more than 100 patrons per business, whichever is greater and excluding drive-throughs.
- 10 For more than 12 children.
- 11 Not to exceed 10,000 SF.
- 12 Up to 12 children.
- 13 Including farms, nurseries, and community gardens/ pea patches. Greenhouses, storage sheds, and similar buildings accessory to such uses are also permitted.
- 14 Provided the minimum lot size is 1.5 times that required for a single-family structure; only one duplex shall be permitted per lot; the lot shall not be within 300 feet of any other lot containing a duplex or multi-family structures or constitute more than 10% of the dwelling units in a single block; subject to design standards.
- 15 Such as technology services and support, copy centers, and eating and drinking establishments to serve the occupants of the business park. The total gross floor area of such uses is not to exceed 20% of the total project gross floor area and a 5,000 SF maximum for any individual use.
- 16 Including eating establishments primarily serving the immediate work force. The total gross floor area of such uses is not to exceed 20% of the total district area and a 5,000 SF maximum for any individual use.
- 17 Associated with primary manufacturing use.
- 18 Including call centers and other customer service communication centers.
- 19 Provided all production and storage activity is conducted indoors.
- 20 No boarding of dogs or outdoor kennels allowed.