

## Uses Permitted

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- R1: Single Family Dwellings  
RT: Single Family Dwellings, Duplexes, Apartments (up to four dwelling units per structure)  
R2: Single Family Dwellings, Duplexes, Apartments (up to eight dwelling units per structure)  
R3: Single Family Dwellings, Duplexes, Apartments, Bed and Breakfast Establishments, Boarding Houses, Fraternities and Sororities  
R4: Single Family Dwellings, Duplexes, Apartments, Bed and Breakfast Establishments, Boarding Houses, Fraternities and Sororities

For a complete list of permitted uses, see the [Zoning Code Use Chart, Chapter 17.70](#).

## Minimum Lot Area per Dwelling Unit

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- R1: 6,000 ft<sup>2</sup>/dwelling unit  
RT: 4,500 ft<sup>2</sup>/dwelling unit  
R2: 3,000 ft<sup>2</sup>/dwelling unit  
R3: 1,500 ft<sup>2</sup>/dwelling unit  
R4: 1,000 ft<sup>2</sup>/dwelling unit

## Maximum Lot Area per Dwelling Units

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- R3: 6,000 ft<sup>2</sup>/dwelling unit  
R4: 4,500 ft<sup>2</sup>/dwelling unit

## Minimum Off-Street Parking

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See the [Zoning Code Use Chart, Chapter 17.70](#).

City of Pullman  
Planning Department  
190 SE Crestview Street  
Pullman, WA 99163  
Phone: 509-338-3220

## Basic Zoning Code Standards for Residential Zoning Districts\*

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\*Only basic Zoning Code standards are cited in this document. Before beginning any project, please review all pertinent provisions contained in the Pullman City Code.

## Minimum Setbacks

- For principal building in all residential zoning districts:

Front:	15 feet
Interior Side:	5 feet
Flanking Street Side (on corner lot):	15 feet
Rear:	10 feet

- For garage or carport in all residential zoning districts:

### Street Side:

If entrance is perpendicular to street: 20 feet

If entrance is not perpendicular to street: 15 feet  
however, driveway must be a minimum of 20 feet long

### Other Setbacks:

Same as above for principal building

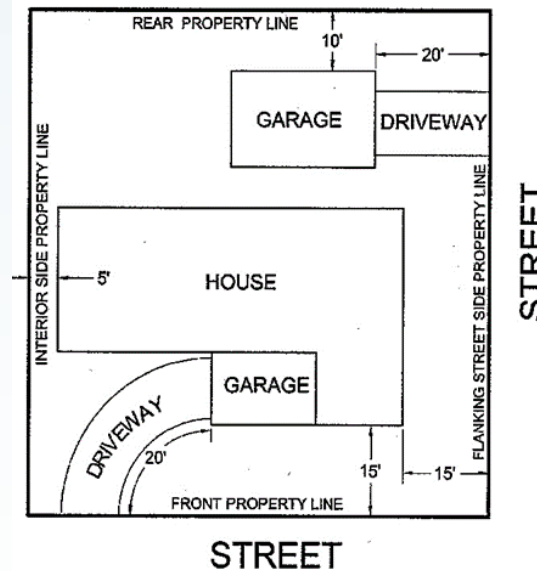
- Eaves may extend a maximum of 2 feet into setback areas
- For decks more than 30 inches in height above grade, not covered by a roof, in all residential zoning districts:

Front:	12 feet
Interior Side:	2 feet
Flanking Street Side (on corner lot):	12 feet
Rear:	6 feet

- For decks less than 30 inches in height above grade, not covered by a roof, in all residential zoning districts:

Front:	10 feet
Interior Side:	2 feet
Flanking Street Side (on corner lot):	12 feet
Rear:	5 feet

- Alleys are treated the same as an adjacent lot with regard to setbacks.



Dimensions are for illustration purposes only.

## Minimum Lot Area

R1, RT, & R2:	6,000 square feet
R3 & R4:	5,000 square feet

## Minimum Lot Width

R1, RT, & R2:	60 feet or 25% of lot depth, whichever is greater
R3 & R4:	50 feet or 25% of lot depth, whichever is greater

## Maximum Building Coverage

(including roof overhangs):

R1 & RT:	35% of total lot area
R2:	40% of total lot area
R3:	50% of total lot area
R4:	60% of total lot area

## Maximum Building Height - Principal Building (e.g., house):

R1, RT, & R2:	35 feet
R3:	45 feet
R4:	50 feet

## Maximum Building Height - Accessory Building (e.g., detached garage):

All residential zoning districts:	16 feet
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## Minimum open space for apartment houses and townhouses

All residential zoning districts:	20% of lot area
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