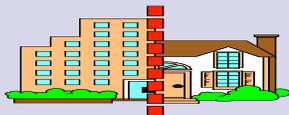


## City of Sultan - Planning

If you have further questions about your zoning and are unsure what it is, or what is allowed, please give us a call at 360.793.2231.

Sultan Municipal Code on-line at:  
<https://www.codepublishing.com/WA/SULTAN>

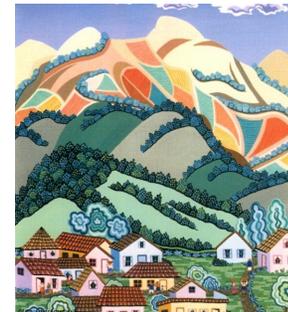
**City of Sultan**  
**Planning Department**  
**319 Main Street, Ste. 200**  
**PO Box 1199**  
**Sultan 98294**  
**360-793-2231—Main Office**  
**360.793.3344—Fax**



**CITY OF SULTAN  
PLANNING DEPARTMENT**

## The Essentials of Zoning

*Where the Sultan Meets the  
Sky*



Tel: 360-793-2231

## The idea behind Zoning

Zoning delineates land use districts within the City and enables regulation within those districts of:

1. The height and bulk of buildings and other structures;
2. The area of a lot which may be occupied and the size of required open spaces;
3. The density of population; and
4. The use of buildings and land for trade, industry, residence, or other purposes.

Zoning is essentially a means of ensuring that the land uses of a community are



properly situated in relation to one another, providing adequate space for each type of development. It allows control of development

density in each area so that property can be adequately serviced by governmental facilities such as streets, schools, recreation and utilities. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air and privacy for persons living and working within the municipality.

**Sultan Zoning Code**  
**SMC 16**

### Zoning Classifications

- **LOW DENSITY RESIDENTIAL ZONE (LDR):** to provide for low density (4.5-plus units per acre) residential development of single-family and accessory dwelling units and other uses associated and accessory to large lot, low density residential development, with development patterns that provide for private yards and larger detached houses.
- **MODERATE DENSITY RESIDENTIAL ZONE (MDR):** to provide for moderate density (6 to 9 units per acre) residential development of duplex, zero lot line attached dwelling, single-family and accessory dwelling units and other uses associated and accessory to small yard, moderate density residential development, with development patterns that provide for more affordable detached and duplex housing.
- **HIGH DENSITY RESIDENTIAL ZONE (HDR):** to provide for high density (9 to 24 units per acre) residential development of multifamily, two-family and single-family dwelling units and other uses associated with and accessory to common yard, high density residential development, with development patterns that provide for the greatest range of affordable housing options.
- **NEIGHBORHOOD COMMERCIAL ZONE (NC):** to provide for convenient location of small-scale commercial uses similar to home occupations and primarily serving local residents, thereby reducing longer vehicular trips and traffic congestion on city streets and encouraging pedestrian and non-motorized modes of transportation. Neighborhood commercial zones are intrinsically small nodes (less than five acres in size), interspersed within larger residential zones (not closer than one mile from each other).
- **URBAN CENTER ZONE (UC):** to provide a mixed-use downtown for high density residential, commercial, office, and other central business district functions supported by a full range of pedestrian-oriented activities and urban services to establish a close-knit urban center.
- **HIGHWAY-ORIENTED COMMERCIAL ZONE (HOC):** to provide a more intensive commercial zone that can accommodate large scale, automobile-oriented activities along US 2.
- **MANUFACTURING ZONE (M):** to provide for manufacturing and other industrial activities that may have associated adverse environmental impacts such as noise, lighting, odor, vibration, and hazardous waste.

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