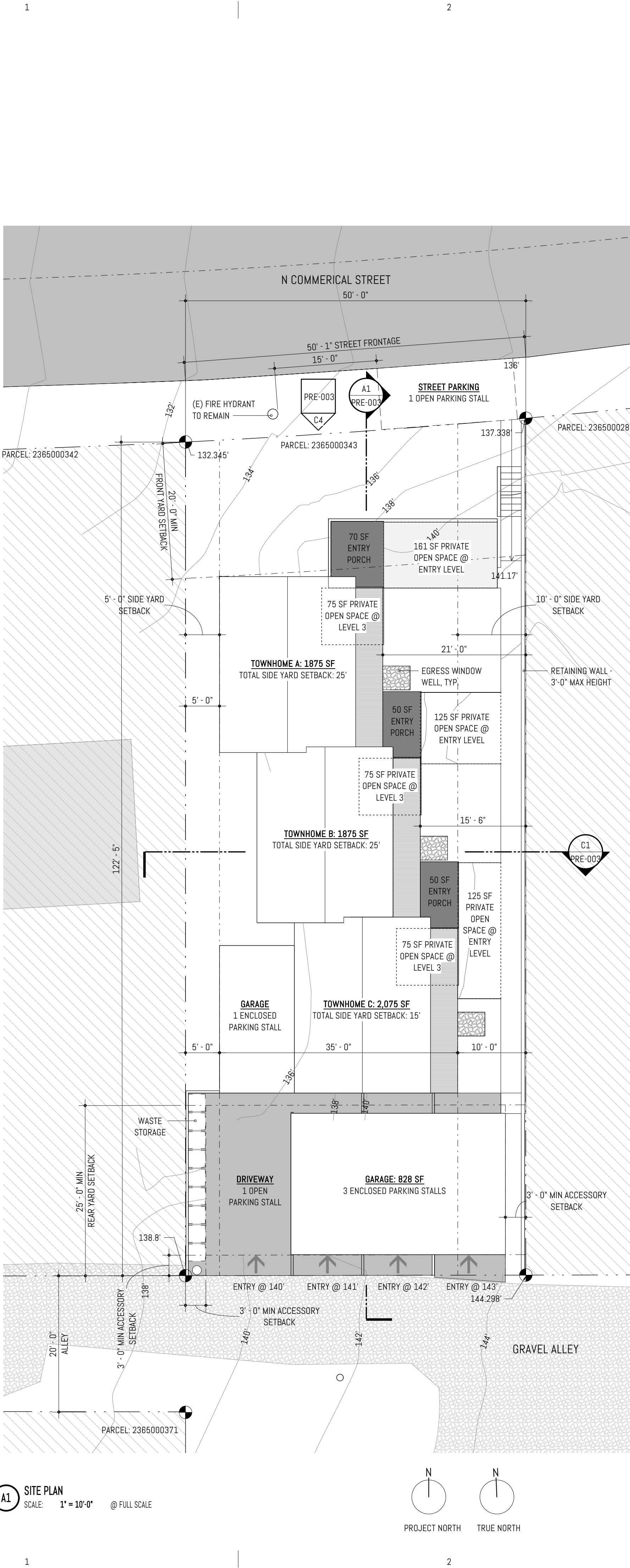


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RUSTON MUNICIPAL CODE BASE ZONING REQUIREMENTS	
STREET ADDRESS:	5324 N COMMERCIAL ST
PARCEL NUMBER:	2365000343
PARCEL SIZE:	6197 SF / 0.142 ACRES
LEGAL DESCRIPTION:	SECTION 23 TOWNSHIP 21 RANGE 02 QUARTER 14 BAY VIEW TO RUSTON L 1 OF S P 2010-11-24-5001 EASE OF RECORD OUT 034-1 SEG 2011-0208 BB 12/10/10 BB
ZONE:	RES
AVG GRADE (LOT GRADE):	138.203'
ZONING CONSTRAINTS	
MINIMUM LOT SIZE:	4400 SF
MINIMUM LOT WIDTH:	45 FT
MAXIMUM LOT COVERAGE:	NONE (SEE OPEN SPACE REQ'S)
FRONT YARD SETBACK:	20 FT
SIDE YARD SETBACK:	5 FT MIN (15' TOTAL COMBINED)
REAR YARD SETBACK:	25 FT
MAX HEIGHT LIMIT:	25 FT OR 30 FT W/ MIN 8:12 ROOF PITCH
MAX SETBACK:	N/A
WEATHER-PROTECTED ENTRIES:	50 SF MIN. PER UNIT, FACING AND CONNECTED TO STREET THROUGH WALKS
REQUIRED OPEN SPACE:	100 SF PRIVATE OUTDOOR OPEN SPACE PER UNIT 100 SF COMMON OUTDOOR SPACE PER UNIT
PARKING RATIO:	2 PER UNIT
PARKING REDUCTION:	REDUCE REQUIRED PARKING BY 1 STALL PER 20 FT OF LINEAL STREET FRONTAGE PROVIDING ON-STREET PARKING
TOTAL PARKING REQ'D:	5 ON-SITE PARKING STALLS

GRAPHIC LEGEND	
	PROPERTY LINE & SYMBOL / IMAGINARY LOT LINE
	CONCRETE SURFACE
	ASPHALT DRIVEWAY/ROADWAY
	GRAVEL SURFACE
	(E) NEIGHBORING BUILDING
	AREA NOT IN SCOPE (N.I.C.)

FERGUSON
ARCHITECTURE

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p 253.248.6060 www.fergusonarch.com

RUSTON MULTIFAMILY
5324 N COMMERCIAL STREET, RUSTON, WA 98407

MARK	REVISION	DATE

PROJECT NO: 089-03-24

PRINCIPAL-IN-CHARGE: BF

PROJECT ARCHITECT: MN

DRAWN BY: SD

PROJECT STATUS: CUP

08/06/2025

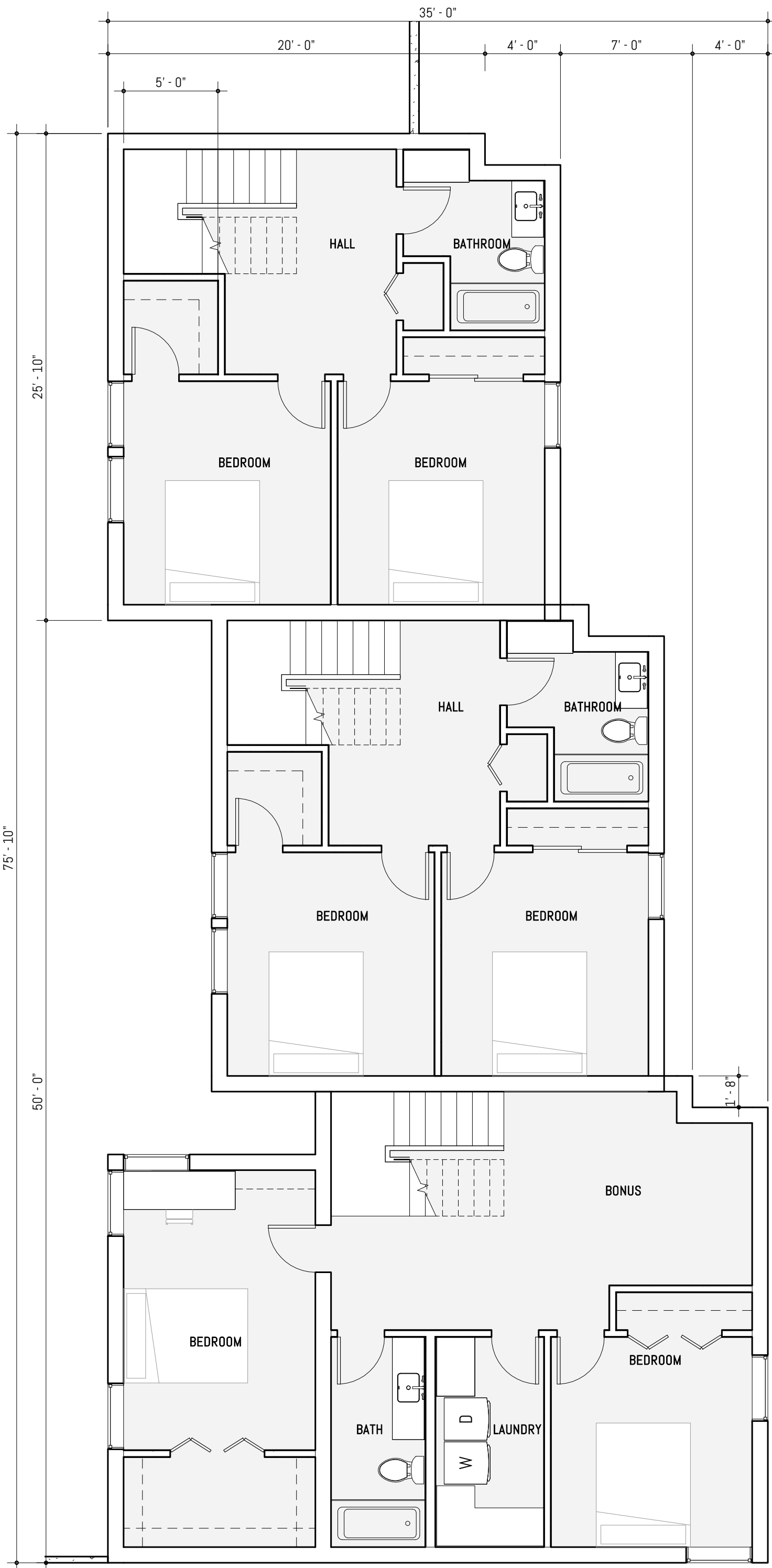
SHEET TITLE: SITE PLAN

SHEET NO.

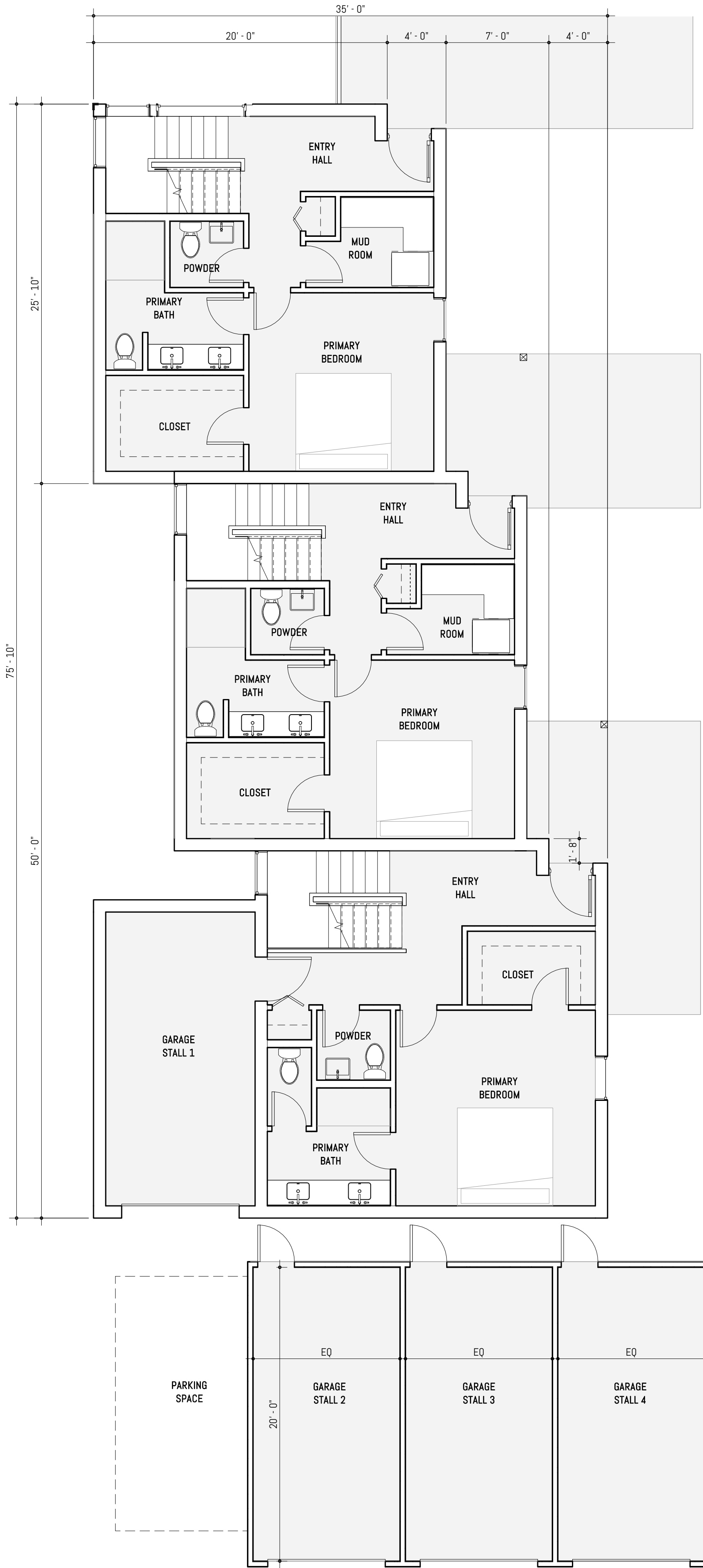
PRE-001

PLOT DATE & TIME: 8/6/2025 9:04:14 AM

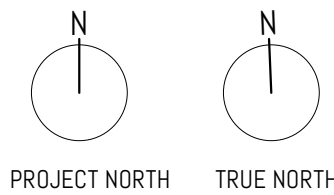
A1 FLOOR PLAN - LEVEL 1
SCALE: 3/16" = 1'-0" @ FULL SCALE



A2 FLOOR PLAN - LEVEL 2
SCALE: 3/16" = 1'-0" @ FULL SCALE



A4 LEVEL 3
SCALE: 3/16" = 1'-0" @ FULL SCALE



MARK	REVISION	DATE
------	----------	------

PROJECT NO: 089-03-24
PRINCIPAL-IN-CHARGE: BF
PROJECT ARCHITECT: MN
DRAWN BY: SD

PROJECT STATUS:
CUP
08/06/2025

SHEET TITLE:
FLOOR PLANS

SHEET NO.

PRE-002

RUSTON MULTIFAMILY

5324 N COMMERCIAL STREET, RUSTON, WA 98407

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1 2 3 4 5

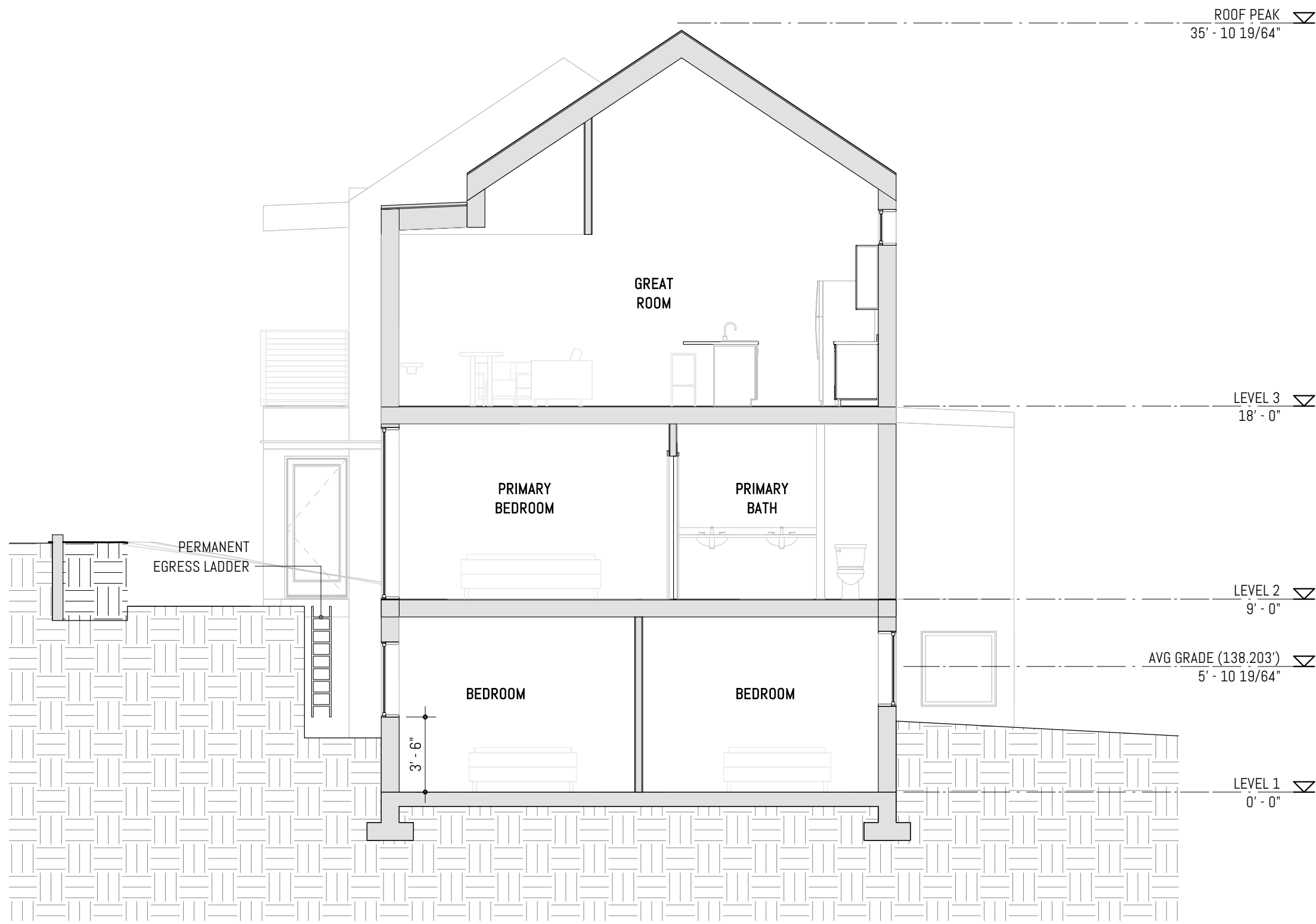
D

C

B

A

PLOT DATE & TIME: 8/6/2025 9:04:17 AM



C1 TRANSVERSE SECTION
SCALE: 3/16\" = 1'-0\" @ FULL SCALE



C4 NORTH ELEVATION
SCALE: 3/16\" = 1'-0\" @ FULL SCALE



A1 LONGITUDINAL SECTION
SCALE: 3/16\" = 1'-0\" @ FULL SCALE

MARK	REVISION	DATE
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PROJECT NO: 089-03-24
PRINCIPAL-IN-CHARGE: BF
PROJECT ARCHITECT: MN
DRAWN BY: SD

PROJECT STATUS:
CUP
08/06/2025

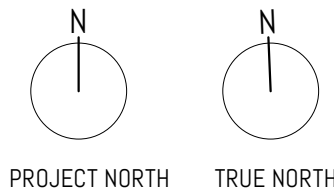
SHEET TITLE:
SECTIONS AND ELEVATIONS

SHEET NO.

PRE-003



A3 SITE PLAN
SCALE: 1" = 10'-0" @ FULL SCALE



**RUSTON MUNICIPAL CODE
RES ZONING REQUIREMENTS**

(RMC) 25.01.040 - RESIDENTIAL (RES) ZONE

THE RESIDENTIAL DISTRICT IS REPRESENTED BY RUSTON'S TRADITIONAL RESIDENTIAL-STYLE BUILDINGS WITH SMALL FRONT, SIDE AND REAR YARDS ALONG TREE-LINED STREETS. STRUCTURES ARE ONE TO TWO STORIES IN HEIGHT WITH FRONT PORCHES AND PITCHED ROOF FORMS.

NEIGHBORHOODS PREDOMINANTLY INCLUDE SINGLE-FAMILY HOMES, WITH LIMITED INSTANCES OF TWO-FAMILY AND MULTI-FAMILY HOMES. HOME OCCUPATIONS AND ACCESSORY DWELLINGS ARE ENCOURAGED WHERE IMPACTS TO NEARBY RESIDENTIAL USES ARE MINIMIZED.

PEDESTRIAN-ORIENTED STREET-SIDE FACADES WITH CLEAR ENTRIES AND FRONT PORCHES ARE A HIGH PRIORITY. VEHICLE ACCESS IS LIMITED TO ON-STREET PARALLEL PARKING AND ALLEYS WHERE AVAILABLE.

GRAPHIC LEGEND

- PROPERTY LINE & SYMBOL / IMAGINARY LOT LINE
- CONCRETE SURFACE
- ASPHALT DRIVEWAY/ROADWAY
- GRAVEL SURFACE
- (E) NEIGHBORING BUILDING
- AREA NOT IN SCOPE (N.I.C)
- NEW DECIDUOUS TREE
- DROUGHT-RESISTANT PLANTINGS & GRASSES
- GRASSES

RUSTON MULTIFAMILY
5324 N COMMERCIAL STREET, RUSTON, WA 98407

MARK	REVISION	DATE
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PROJECT NO: 089-03-24
PRINCIPAL-IN-CHARGE: BF
PROJECT ARCHITECT: MN
DRAWN BY: SD

PROJECT STATUS:
CUP
08/06/2025

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.

PRE-004