

Edgemoor Neighborhood Zoning Table [BMC 20.00.060](#)

| Area | Zoning | Use Qualifier | Density | Special Conditions | Prerequisite Considerations | Special Regulations |
|------|--------------------|---------------|--|--|--|---------------------|
| 4 | Residential Single | Detached | 20,000 sq. ft. min. detached lot size | View; historic; marine access where feasible | None | None |
| 7 | Residential Single | Detached | 20,000 sq. ft. min. detached lot size, or one lot per 20,000 sq. ft. average overall density | Clearing; view buffering from adjacent residential | Improvement to Fieldston and Willow Rds. as neighborhood collectors. | None |

Area 4

Consisting of large half acre lots, Area 4 exemplifies the "rural estate" characterizes this portion of the Edgemoor neighborhood. The area includes most of the western slope of the neighborhood as well as the residences on the Parkridge and Underhill Roads. The land use designation reflects the developed trend in this sub-area.

AREA 4 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY

Area 7

As previously described herein, Area 7 is a highly valued natural resource for which conservation has been a consistent recommendation. While a designation as "public" might seem more appropriate for the area, the land is under private ownership, so a land use designation is made which will permit development while maintaining the exceptional natural qualities of the properties.

AREA 7 LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL, LOW DENSITY