TOWN OF YARROW POINT ZONING/LAND USE CHECKLIST

PERMIT NUMBER	
PROPERTY ADDRESS	
PROPERTY OWNER	
PROJECT DESCRIPTION	
ZONE	
PRE-APP NUMBER & DATE	
REVIEW DATE	

SETBACKS

Standard	Code Reference	Comment
The setback from the shoreline of Lake Washington is 50 feet.	*YPMC 17.16.040.B*	
The setback from a public right-of-way is 25 feet.	*YPMC 17.16.040.C*	
The setback from a private lane provided to serve the lot or provided on the lot to serve other building sites is 25 feet.	*YPMC 17.16.040.D*	
The setback from a property line dividing private property is 10 feet.	*YPMC 17.16.040.E*	
The setback from a private lane on adjacent property which does not include rights of use by the lot in question is 10 feet.	*YPMC 17.16.040.F*	
The setback from a panhandle driveway is 10 feet.	*YPMC 17.16.040.G*	
Allowed setback encroachments	*YPMC 17.16.040.A*	

STRUCTURE AREA

Standard	Code Reference	Comment
The total structure area shall not exceed 30% of the lot area	*YPMC17.16.020*	

IMPERVIOUS AREA

Standard	Code Reference	Comment
Maximum impervious area is 60%	*YPMC 17.16.045*	

STRUCTURE HEIGHT

Standard	Code Reference	Comment
Structure height shall not exceed 25 feet above original grade nor 31 feet above finish grade.	*YPMC 17.16.030.A*	
Original grade documentation required	*Original Grade Determination Guide*	

ENCROACHMENTS

Standard	Code Reference	Comment
No encroachments in the ROW	*YPMC 12.24*	
Encroachment agreement required		

SEPA

Standard	Code Reference	Comment
SEPA required if grading more than 100 CY	*YPMC 17.04.110*	

SHORELINE

Standard	Code Reference	Comment
Qualifies for Shoreline Exemption Permit	*WAC 173-27-040*	
Shoreline Substantial Development Permit required	*WAC 173-27-040*	

ADDITIONAL COMMENTS: