



# RESIDENTIAL ZONING GUIDELINES LSMC 14.48-I

\*If you have Critical Area(s) on your property or on an adjacent property see below\*

ZONE	MIN LOT SIZE	SIZE FOR DUPLEX	MIN LOT WIDTH	MAX IMPERVIOUS	MAX BLDG. HEIGHT	SETBACK To Arterial STREET (1)	SETBACK To non-Arterial STREET (1)	SETBACK Side & Rear YARDS (1,2)	Lot Boundary Line, Tract or Easement	Lake (Mean High Water Mark)	Critical Area Buffer
Waterfront Residential	9600 sf	Not Allowed	50'	40%	35'	25'	25'	5' (3)	5'	50'	10'
Suburban Residential	9600 sf	14,400 sf	80'	40%	35'	25'	25'	5'	5'	50'	10'
Urban Residential	7500 sf	11,250 sf	60'	40%	35'	20'	20'	5'	5'	50'	10'
High Urban Residential	3600 sf	5400 sf	40'	40%	35'	20'	15'	5'	5'	50'	10'
Multi-Family Residential	3000 sf	N/A	50'	N/A	60'	10'	No Min.	No Min.	5'	50'	10'

**\*IF YOU HAVE CRITICAL AREA(S) ON YOUR PROPERTY OR ON AN ADJACENT PROPERTY, ON-SITE SETBACKS WILL CHANGE SEE LAKE STEVENS MUNICIPAL CODE 14.88. - "Critical areas" means areas of the City that are subject to natural hazards or any landform feature that carries, holds, or purifies water and/or supports unique, fragile or valuable natural resources including fish, wildlife, and other organisms and their habitat. Critical areas include the following features: geologically hazardous areas, wetlands, streams, frequently flooded hazard areas, fish and wildlife conservation areas, aquifer recharge areas, and groundwater discharge areas.**

1. **Setbacks:** curbs, sidewalk edges and edges of street pavement are not necessarily your property line. Be sure that you are measuring from the actual property line.
2. No structures, including eaves, to be placed in the setbacks per LSMC 14.48.040(a)(3).
3. Lake setback is 50' from the mean high water mark.
4. All Clearing and Grading must meet the critical areas regulations Chapter 14.88 LSMC if critical areas are present.

<b>ACCESSORY BUILDINGS</b>	Buildings of 200 square feet or less: No permit required; code compliance still required. See 14.48.050 for designated setbacks.
<b>GRADING LSMC 14.44.100</b>	Up to 100 cubic yards in one year: No permit required. Over 100 cubic yards in one year: Permit is required.
<b>FENCES LSMC 14.44.420</b>	Permit required for a fence exceeding six feet in height. Front yard height restriction: 42" high within designated setback. See LSMC 14.48.050(e) for requirements.
<b>DECKS 2009 IRC R105.2 Building - 10</b>	Decks not exceeding 200 sq. ft. in area, not more than 30" above grade at any point, not attached to a dwelling and do not serve the exit door required by Section R311.4. No permit required.
<b>DOCKS Shoreline Master Program LSMC 14.48.040(d) LSMC 14.80.080</b>	Length equal to docks within 300', but not over 50' in length. 20' setback to property lines on both sides and 30" maximum height above the mean high water mark. Hydraulics permit required from Washington Department of Fish and Wildlife.
<b>DEMOLITION</b>	Permit Required. PSCAA (Puget Sound Clean Air Agency) asbestos/demolition permit required.
<b>CLEARING LSMC 14.44.100</b>	Up to 10,000 square feet or 1/4 acre per year: No permit required. Over 10,000 square feet or 1/4 acre per year: Permit is required.

**NOTE:** The information contained in this handout is for general explanation only & may not apply in all circumstances.