



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

STRUCTURE AREA

Standard	Code Reference	Comment
<i>The total structure area shall not exceed 30% of the lot area</i>	<i>YPMC17.16.020</i>	

IMPERVIOUS AREA

Standard	Code Reference	Comment
<i>Maximum impervious area is 60%</i>	<i>YPMC 17.16.045</i>	

STRUCTURE HEIGHT

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

ENCROACHMENTS

Standard	Code Reference	Comment
<i>No encroachments in the ROW</i>	<i>YPMC 12.24</i>	
<i>Encroachment agreement required</i>		

SEPA

Standard	Code Reference	Comment
<i>SEPA required if grading more than 100 CY</i>	<i>YPMC 17.04.110</i>	

SHORELINE

Standard	Code Reference	Comment
<i>Qualifies for Shoreline Exemption Permit</i>	<i>WAC 173-27-040</i>	
<i>Shoreline Substantial Development Permit required</i>	<i>WAC 173-27-040</i>	

ADDITIONAL COMMENTS: