



6100 219th Street SW, Suite 200
 Mountlake Terrace, WA 98043
 Phone 425.744.6267 Fax 425.775.0420
PermitSpecialist@ci.mlt.wa.us
www.cityofmlt.com

BUILDING APPLICATION

Permit # _____

Single-Family Residential

Multi-Family

Commercial

Job Site Address _____

Description of Work _____

OWNER / AGENT CONTACT INFORMATION

<u>OWNER</u>	
Name _____	
Address _____	
City _____ State _____ Zip _____	
Ph _____ Fax _____	
E-mail _____	
Contact Name _____	
Ph _____ Fax _____	
E-mail _____	

<u>CONTRACTOR</u>	
Name _____	
Address _____	
City _____ State _____ Zip _____	
Ph _____ Fax _____	
E-mail _____	
State Lic. # _____	
City Lic. # _____	

Proposed Use _____

Type of Construction _____

Value of Construction \$ _____ Square Footage _____

Roofing Detail Tear Off Sheathing Composition Shake
 Built Up Tile Other _____ Square Footage _____

I certify to the best of my knowledge, the information provided on this application is true and correct.

Sign Owner / Agent _____ **Date** _____

Print Owner / Agent _____ **Date** _____

OFFICE USE ONLY

Received By _____ Date _____

Plan Check Fee \$ _____ State Fee \$ _____ Permit Fee \$ _____

Certificate of Occupancy Fee \$ _____ Total Fees \$ _____

Receipt Number(s) _____ Date _____

DIMENSIONAL AND BULK REQUIREMENTS

RS - SINGLE HOUSEHOLD RESIDENTIAL DISTRICTS			
Dimensional Requirements	RS 8400¹	RS 7200¹	RS 4800 Overlay²
Lot Area (minimum)	8,400 sq. ft. ³	7,200 sq. ft. ³	4,800 sq. ft. minimum, and less than 7,200 sq. ft.
Building Height (maximum)	3 stories, not to exceed 35 ft.	3 stories, not to exceed 35 ft.	2 stories, not to exceed 30 ft.
Front Yard Setback (minimum) ^{4,5,6}	20 ft.	15 ft., except that any garage entry that faces the street shall be at least 20 feet from property line	Dwelling – 15 ft. Garage – 5 ft. behind front of dwelling
Rear Yard Setback (minimum) ⁶	20 ft.	15 ft.	15 ft.
Side Yard Setback (minimum) ^{5,6}	5 ft./10	5 ft./10	5 ft./10
Lot Width at Building Setback Line (minimum)	55 ft.	45 ft.	40 ft.
Lot Width at Street (minimum) ^{7,8}	40 ft.	30 ft.	30 ft.
Lot Coverage by Structures (maximum)	40%	40%	40%
Mean Lot Depth (minimum)	80 ft.	70 ft.	70 ft.
Design Standards	Per MTMC 19.30.080	Per MTMC 19.30.080	Per MTMC 19.30.060

Note: This table is a compilation of zoning code information through Ordinance No. 2529, adopted January 4, 2010. The table does not substitute for the actual regulations.

¹ Cottage Home Developments are permitted consistent with dimensional & design standards and process, per MTMC 19.30.070.

² The smaller lot overlay option applies only to select areas of the RS 7200 zoning district. (MTMC 19.30.060.)

³ A site may be subdivided within the RS district if each resulting lot would have an area that is at least 90% of the required minimum lot area of the underlying district and would meet all other dimensional requirements of MTMC 19.30.030.C.

⁴ Refer to MTMC 19.30.030 for “front yard,” “lot line, front,” and “corner lot” definitions that apply in RS districts.

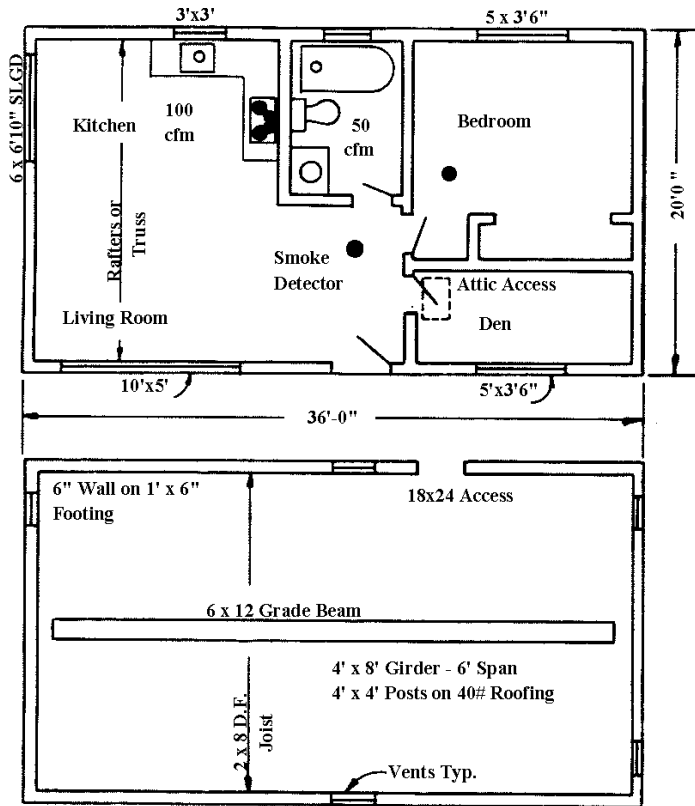
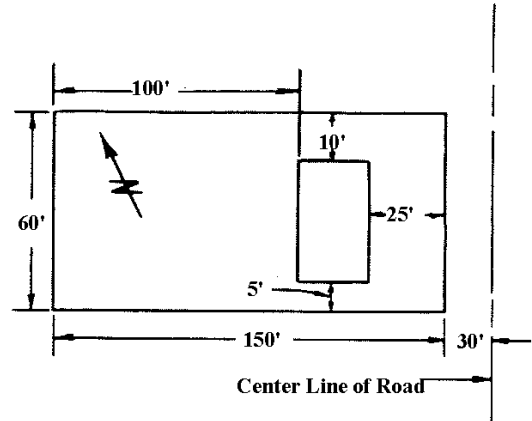
⁵ For a corner lot, as defined in MTMC 19.30.030, the larger number shall be used for any side yard that is adjacent to a street but is not the front yard as defined in MTMC 19.30.030.

⁶ The setback for accessory buildings and religious facilities vary.

⁷ Exception: Flag/panhandle lots shall be a minimum of 12 feet at the street.

⁸ Each single-household residential lot shall have no more than one driveway from a street, and a residential driveway shall comprise no more than twenty-five feet of width (including wings) in any portion of the public right-of-way in which it is located.

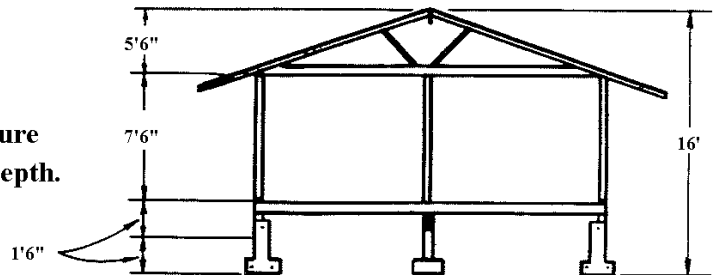
PLOT PLAN: Show size and shape of property, location and size of all existing and proposed buildings, including decks and porches. Show distances of existing and proposed building from property lines. Identify all roads, streets and easements abutting or across the property.



FLOOR PLAN: Show location of partition walls and rooms, plumbing fixtures, cabinets, appliances, windows, doors, etc. Indicate size, spacing, direction of beams, joist, rafters, truss, etc.

FOUNDATION PLAN: Show size, shape or general configuration of foundation and all related members including but not limited to grade beams, pad, etc. Indicate location and size of access, venting, etc.

DETAILED CROSS SECTION: Show method of framing, roof pitch, type of roof, bracing, amount of overhang, floor, posts, beams, foundation structure height, ceiling, floor, finish grade and excavation depth.



2 X 4 TRUSSES @ 24" o.c. - TRUSSES TO BE PROVIDED BY AN APPROVED MANUFACTURER REGISTERED IN THE STATE OF WASHINGTON

3-TAB 235# COMP ROOF OVER 15# FELT/ALTERNATE - SHAKE ROOF OVER 30# FELT (INTERWEAVE)

1/2" CDX ROOF SHEATHING OR EQUAL W/ 8d NAILS @ 6" O.C. AT ALL PANEL EDGES & 12" O.C. AT INTERMEDIATE SUPPORTS

2 X VENT BLOCKING SEE PLANS FOR VENTILATION REQUIREMENTS

26 GA. MTL. GUTTER

1 X 8 FACIA

USE ROCKWOOL OR OTHER NONCOMBUSTIBLE MATERIAL AS FIRESTOP (FIBERGLASS IS UNACCEPTABLE AS FIRESTOP)

PROVIDE SHEAR WALL PANELS AS NOTED ON PLANS AND SHEARWALL SCHEDULE

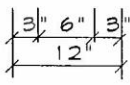
SIDING AS PER ELEVATIONS
MOISTURE BARRIER

PROVIDE 3" X 3" SQ. X 3/16" THICK ANCHOR BOLT WASHERS
5/8" X 10" ANCHOR BOLTS PER SHEAR SCHEDULE
PROVIDE A, B, NOT LESS THAN 7 BOLT DIAMETERS & NOT MORE THAN 12" FROM ENDS OF EA. FDN. SILL PLATE

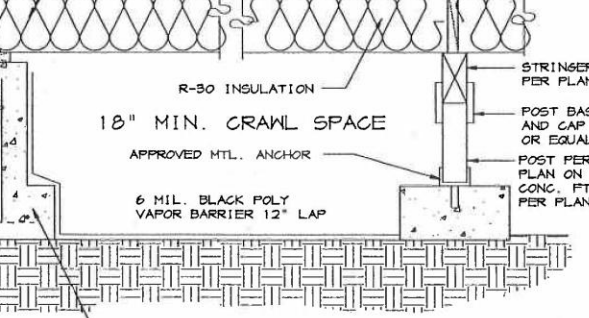
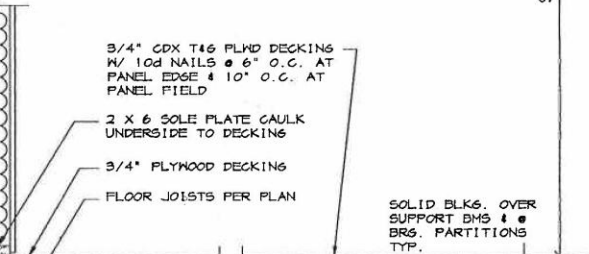
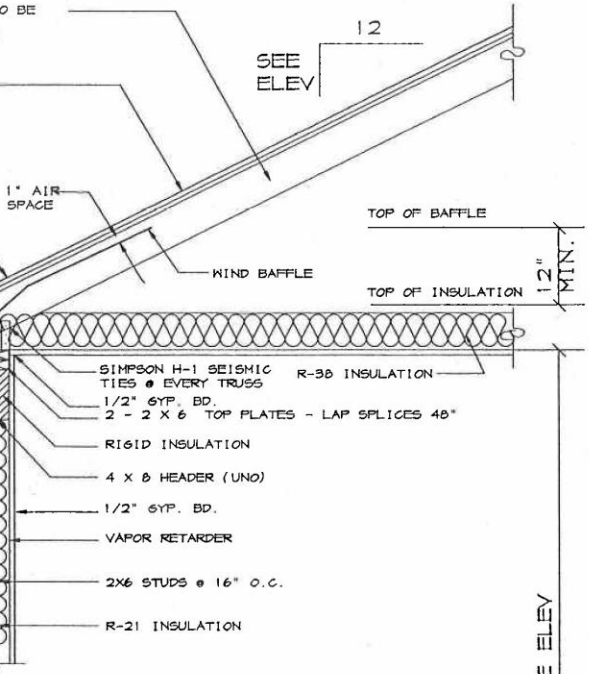
2 X 6 FDN GRADE SILL PLATE

8" MIN. GRADE
6" MAX.
18" MIN. 6" MAX.
TYP. DRAIN PIPE - SEE DRAIN DET.

FT6S TO BE ESTABLISHED ON UNDISTURBED SOIL-1500# PSF MIN. SOIL BEARING CAPACITY



CONT CONG FT6 - PROVIDE #4 REBAR @ 10" o.c. HORIZ. & 18" o.c. VERT. IN FDN. WALL, TIE VERT TO FT6 AS SHOWN ALTERNATE HOOK & (2) #4 IN FOOTING



TYPICAL WALL SECTION
3/4" = 1'-0"

19.30.080 General residential design standards.

The development of all principal dwellings within the RS districts shall comply with the following design standards upon the effective date of the ordinance adopting this section. Such standards do not apply to dwellings legally established prior to June 1, 2008, except as provided by the nonconformance provisions of this title for building alterations and replacement:

A. Roof pitch must be a minimum of four feet of rise for twelve feet of run (4:12) for at least 80% of the dwelling's roof area.

B. The roof's eave projections must be a minimum of ten inches, not including a gutter around the perimeter of the home, unless the roof pitch is at least 7:12.

C. A perimeter wall of masonry shall enclose the foundation of the home.

D. The front of the home shall have one or more transparent windows totaling at least eight square feet and a decorative door that face the street. On a corner or through lot, any other facade of the home that faces a street shall include at least eight square feet of glass area in a window and/or door. Any accessory structure with a façade greater than twenty feet in length that directly faces and is visible from the street shall include glazing in a total amount of at least eight square feet.

19.30.090 Off-street parking and circulation.

A. Off-street parking is required pursuant to Chapter 19.125 MTMC, as now or hereafter amended, except as otherwise provided by this chapter.

B. To preserve on-street parking capacity, the following applies to residential driveways added to or constructed after June 1, 2008, except as otherwise provided by this chapter:

1. Each single-household residential lot shall have no more than one driveway from a street; and

2. A residential driveway shall comprise no more than twenty-five feet of width [including wings⁶] in any portion of the public right-of-way in which it is located.

(Ord. No. 2480, 05/19/08)

⁶ Planning and Development Director's interpretation.