



City of Medical Lake
124 S. Lefevre St.
P.O. Box 369
Medical Lake, WA 99022
509-565-5000

BUILDING PERMIT APPLICATION INFORMATION FOR A NEW SINGLE FAMILY RESIDENCE

The following information is for properties in an R-1 Zone (MLMC Chapter 17.16).
Contact the Planning Department for information about other zones.

To obtain a Building Permit, the following must be submitted:

- Completed Building Permit Application
- Two site plans (must be to scale) that include the following:
 - Property lines and dimensions
 - Foundation lines and dimensions
 - Driveways, other paved areas, decks, etc. with dimensions
 - Setbacks from property lines
- Two sets of stamped (architect or engineer) building plans
- Washington State Energy Code worksheet (completed by the mechanical contractor)

Basic Zoning Standards Required (MLMC Chapter 17.16):

- 15' minimum front and rear setbacks
- 20' minimum garage entrance setback
- 5' minimum interior side setback
- 10' minimum street side setback
- 35' maximum building height
- 35% maximum building coverage
- 24' minimum building width
- 800 s.f. minimum floor area of ground floor living space
- Minimum of 2 off-street parking spaces with minimum dimensions of 9' x 18'
- 1,200 s.f. maximum attached garage area (or 80% of living space, whichever is less)
- 3/12 minimum roof pitch with 6" minimum eaves

Additional standards apply to detached structures and properties with wetlands or shorelines.

To see the complete text in the municipal code, visit http://library.municode.com/wa/medical_lake/codes/municipal_code