



# MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

## Site Pre-inspection Notes

**Project #:** SPI2021-00035 to determine feasibility of building on tax parcel # 32021-50-09005

This parcel is made up of 14 lots (BLK: 9 Lots: 5-19), which may be combined into three buildable lots through the Declaration of Parcel Combination (DPC) or Boundary Line Adjustment (BLA) process. A licensed Surveyor will be able to assist you with either of these processes. Buildability will depend on the ability to provide septic and water to each lot and find land area outside of the wetland buffer.

**Date of Site Visit/Meeting:** Tuesday, March 2, 2021

**Zoning:** The zoning designation for the site is Rural Residential 5 (RR5). Standard setbacks for this zone are a 25-foot front yard setback and a 20-foot setback for side and back yards. The front yard refers to the lot line adjacent to the property access, including access easements. The setbacks are measured from structures above grade such as roof overhangs (roof gutters), and other structures/appurtenances, including heat pumps etc. When the lot width is less than 100 feet, setbacks would equal 10% of the lot width.

An administrative variance can be applied for to get a reduction in the required setbacks (minimum of 5 feet for sides, minimum of 10 feet for front and rear) if the lot meets certain criteria. Other setbacks can apply when critical areas are present, see below.

All setbacks are measured from the furthest projection of the structure (including roof eaves and gutters).

Height limit per Mason County Code (MCC) 17.04.224.C is 35 feet.

**Stormwater Management:** Project shall be in conformance with the small parcel stormwater management requirements. A small parcel stormwater application is required for properties creating 2,000 square feet of new impervious surface.

**Wetlands:** There appears to be a jurisdictional wetland encumbering the eastern portion of the site. Wetland delineation and categorization will be necessary to determine the applicable buffer requirements for future development. A list of wetland consultants is [here](#) for your information, although you may also choose other qualified professionals not on this list.

**Cleared trails:** Unpaved trails up to 4-feet in width are allowed in the Shoreline and stream buffer per 8.52.170 (D)(4)(j). Unpaved trails in the wetland buffer and elevated trails in the wetland are allowed up to 3-feet in width per 8.52.110 (D)(1)(f)(iv).