



BUILDING APPLICATION

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

Permit # _____

Single-Family Residential

Multi-Family

Commercial

Job Site Address _____

Description of Work _____

OWNER / AGENT CONTACT INFORMATION

OWNER

Name _____

Address _____

City _____ State _____ Zip _____

Ph _____ Fax _____

E-mail _____

Contact Name _____

Ph _____ Fax _____

E-mail _____

CONTRACTOR

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 hereby request and authorize the City of Mountlake Terrace to send out the above-referenced project to a third party consultant for review. I understand that the Third Party Review fees (50% of Building Permit Fee) must be submitted by separate check with this form and that these fees are in addition to standard plan review fees.

OPTIONAL EXPEDITED REVIEW

(SEPARATE CONTRACT REQUIRED)

NO

YES

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

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.

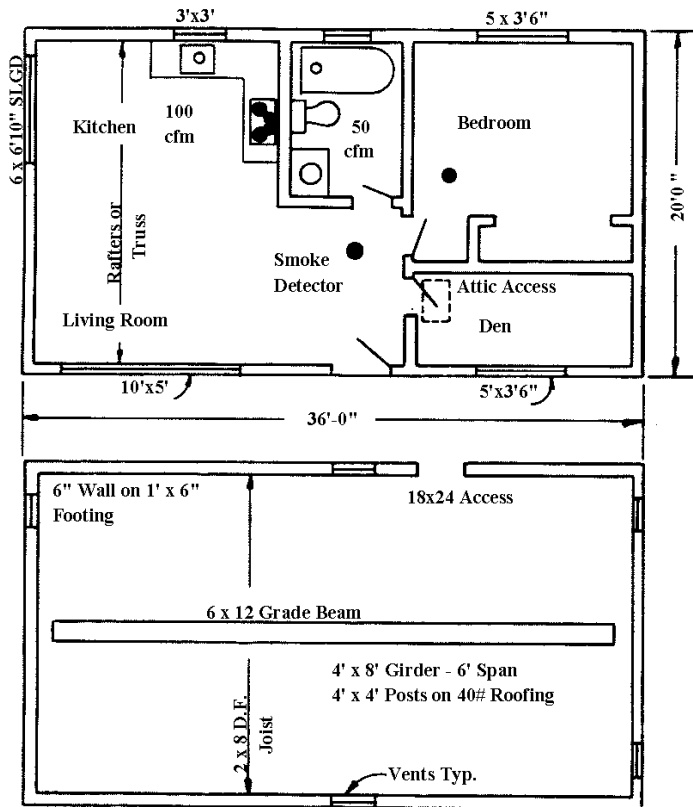
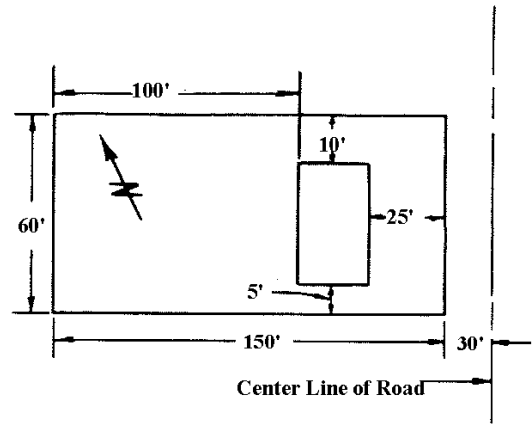
⁶ The setback for accessory buildings and religious facilities vary.

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.

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.

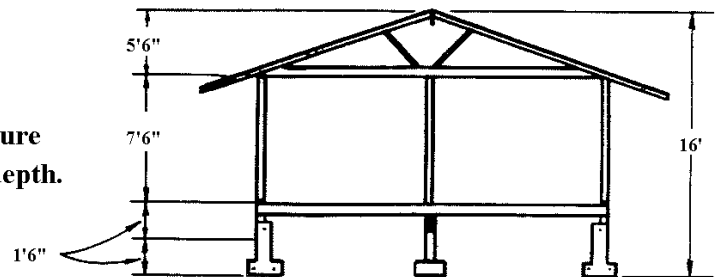
PLOT PLAN: Show size and shape of property, location and size of all existing and proposed buildings, including decks and porches. Show distances of existing and proposed building from property lines. Identify all roads, streets and easements abutting or across the property.

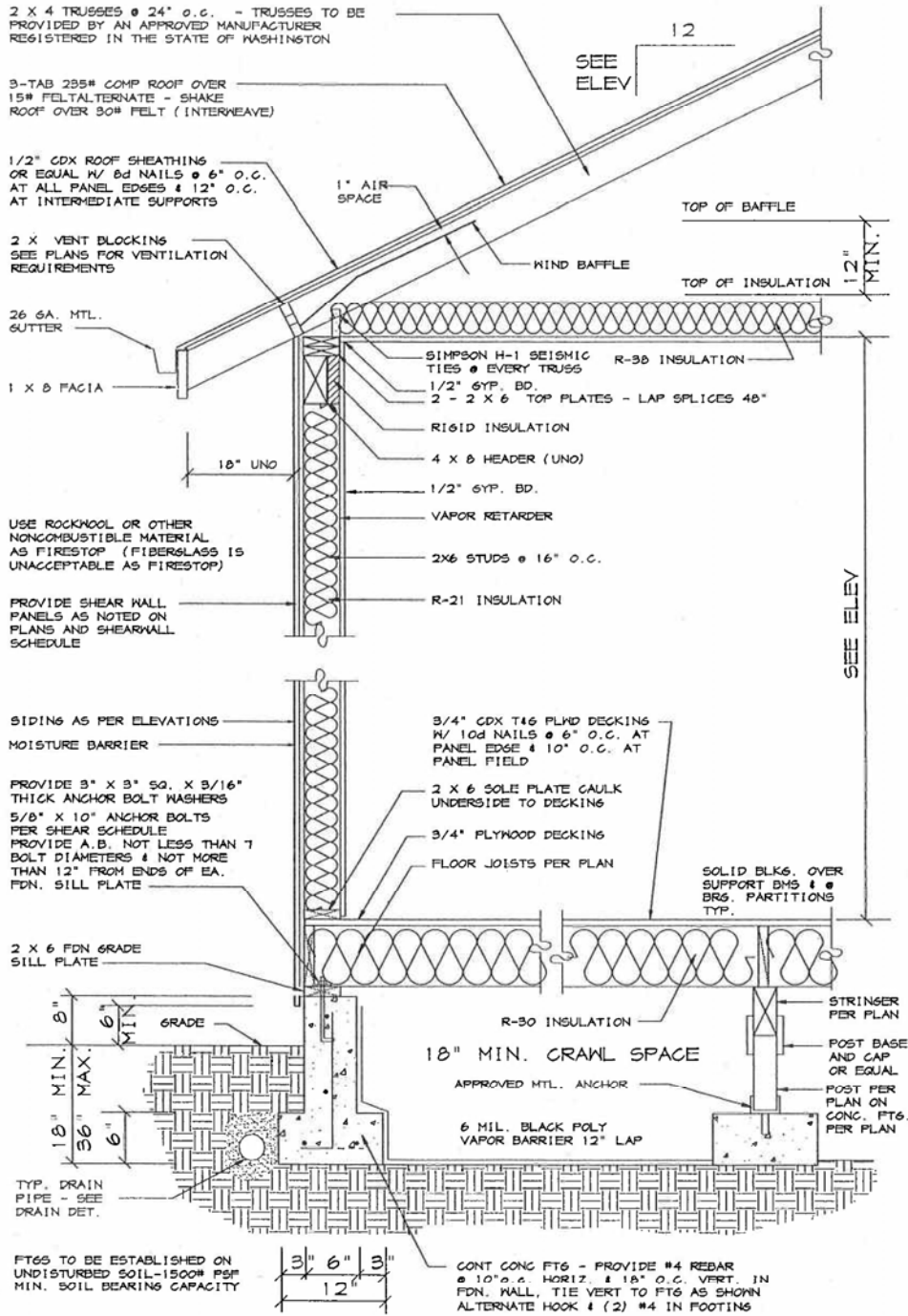


FLOOR PLAN: Show location of partition walls and rooms, plumbing fixtures, cabinets, appliances, windows, doors, etc. Indicate size, spacing, direction of beams, joist, rafters, truss, etc.

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.





TYPICAL WALL SECTION

3/4" = 1'-0"