



Setbacks Worksheet

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About this worksheet

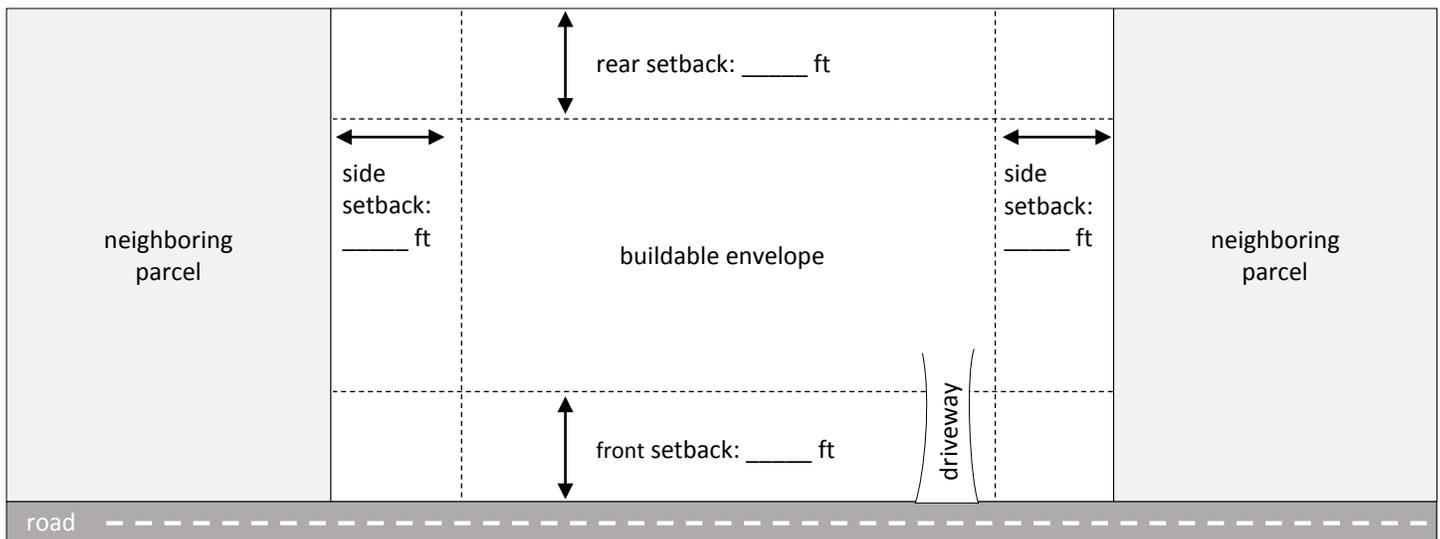
Department staff will use this worksheet to fill in setbacks for your zone. **In addition to the setbacks on this worksheet**, there may be other required setbacks from critical areas, for wellhead protection areas, from septic systems, from other overlay zones that apply to your site.

What are setbacks?

Setbacks are required distances from property lines that ensure that streets and yards are provided more open space, buildings are appropriately separated from neighbors, and uses receive adequate light and air.

Standard Zoning Setbacks

- These setbacks are for the _____ zone. If setbacks are shown on the plat map, those setbacks control.
- If property is located on Guemes Island, side setbacks are controlled by the Guemes Island Overlay. See reverse.



NRL Setbacks

SCC 14.16.810(7)

Skagit County highly values natural resource lands and restricts nearby development to protect natural resource industries. If your property is outside of and adjacent to resource lands, you may face additional restrictions.

- A parcel that is outside of and immediately adjacent to **Rural Resource-NRL, Secondary Forest NRL, or Mineral Resource Overlay** must either:
 - Observe a minimum building setback of 200 feet from the adjoining natural resource lands; or
 - Record a NRL waiver form with the auditor.
- A parcel that is outside of and immediately adjacent to **Agriculture-NRL** must either:
 - Observe a minimum building setback of 200 feet from the adjoining natural resource lands; or
 - Record a NRL waiver form with the Auditor AND obtain the adjacent landowner's approval; or
 - Record a NRL waiver form with the Auditor AND obtain Department approval if the property meets setback variance criteria.

- A parcel that is outside of and immediately adjacent to **Industrial Forest-NRL** must either:
 - Observe a minimum building setback of 200 feet from the adjoining natural resource lands; or
 - Record a NRL waiver form with the Auditor AND obtain the adjacent landowner's approval; or
 - Record a NRL waiver form with the Auditor AND obtain a Hearing Examiner variance to reduce the setback.

NRL Acknowledgement

SCC 14.16.870

Although not technically a setback, if you are developing in or within 500 feet of any natural resource lands zone, the application must include the signed "[Notice of Development In or Adjacent to Natural Resource Lands](#)" form, consistent with RCW 36.70A.060(1)(b). Applications submitted on or after July 5, 2016, no longer require a title notice recorded with the Auditor.

Variance

SCC Chapter 14.10

Except for compliance with the NRL setbacks described below, if you cannot make reasonable use of your property within the setbacks, you can apply for an administrative variance. To be approved, a variance application must comply with all the criteria in SCC 14.10.040.

Setback Easement

SCC 14.16.810(5)

Another option for reducing side and rear setbacks is to request an easement from your neighbor. SCC 14.16.810(5). Forms for these applications are available from the Department.

Definitions

SCC 14.04.020

Setback: a line generally parallel with and measured from the lot line, existing or planned street or road right-of-way, easement or driven surface (whichever is most restrictive) defining the limits of an area in which no above-ground buildings, structures or junk may be located.

Setback, front: a setback extending across the full width of the lot, at the required depth, which shall be measured at right angles from the front lot line to a line parallel thereto on the lot. Lots having more than 1 front lot line, as on corner and through lots, shall meet the required front setback for the front lot line that contains the dedicated access; all other front lot lines shall have a setback of 20 feet.

Setback, rear: a setback extending across the full width of the lot, at the required depth, which shall be measured at right angles from the rear lot line to a line parallel thereto on the lot.

Setback, side: a setback extending along the full length of any side property line, at the required depth, which shall be measured at right angles from the lot lines to a line parallel thereto on the lot.

Setbacks do not apply to fences 6 feet or less in height, fences eight feet or less in height in the commercial–industrial or aviation-related zones, retaining walls 4 feet or less in height, landscaping, freestanding signs, or paved areas. SCC 14.16.810(1)(b).

Lot line, front: the boundary of a parcel adjacent to any street right-of-way, or when a parcel is not contiguous to a street, including panhandle lots, the boundary containing the dedicated access. Lots may have more than 1 front lot line.

Lot line, rear: the boundary of a parcel opposite the front lot line. In the case of a triangular lot, it means a line 20 feet in length within the lot parallel to and at the maximum distance from the front lot line. For lots having more than 1 front lot line, the lot line opposite the boundary including the dedicated access shall be considered the rear lot line.

Lot line, side: any boundary of a parcel which is neither a front nor rear lot line.

Side Setbacks/Height Limit on Guemes Island

On Guemes Island, the side setbacks in the underlying zone are overridden by the special setback/height limit in the Guemes Island Overlay, SCC 14.16.360.

Each side setback must be at least eight feet. The total of both side setbacks must be at least 30 feet, or 30 percent of the lot width at its widest point, whichever is less.

To calculate:

1. Width of your lot between the side lot lines, at its widest point: _____ ft
2. Multiply Line 1 by 30% (0.3): _____ ft
3. Enter Line 2 or 30 feet, whichever is smaller: _____ ft
4. Enter the sum of your two proposed side yard setbacks: _____ ft
5. If Line 4 is equal to or more than Line 3, setbacks are compliant.

