

## **Planning FAQ's**

### **How is my property zoned?**

You may call the Community Development Department at (253) 512-2261. Please have the following information available when you call: Tax parcel number (this is your account number on your tax statement). Property address. Property owner name.

### **Where can I get more information about my property's zoning?**

Once you have determined the zoning of your property you may refer to the development standards for the zoning district in Chapter 18A.30 of the [Lakewood Municipal Code](#) . Contact the Permit Counter staff at (253) 512-2261 for more information.

### **When do I need zoning approval or a land use permit?**

In accordance with the Lakewood Municipal Code no structure, portion of a structure, or sign can be constructed, erected, enlarged, moved or altered, or any use of a property established or changed until a zoning certification or applicable discretionary land use permit (administrative use, conditional use, temporary use) has been issued. You may refer to Title 18A of the Lakewood Municipal Code to determine which uses are permitted in a particular zoning district and whether or not a discretionary permit may be required.

The following are excluded from the requirements of a zoning certification or land use permit:

- Landscaping of a single family dwelling that does not involve the placement of a structure, grading, fill, excavation or otherwise require a permit.
- Fences (See "Do I need a permit for a fence?" below for further information in regard to fences)
- A change internal to a building or other structure that does not substantially affect the use of the structure and that does not otherwise require a building permit.
- Non-vehicular storage structures less than one hundred twenty (120) square feet and less than ten (10) feet in height, when placed on property where the owner resides. No structures may be placed on a lot within the required setbacks or so as to obstruct the clear line of vision of vehicular traffic approaching on any street or from a driveway.
- Installation of a residential accessory structure that does not require a building permit or a permit under the Uniform Fire Code.- Excavation or filling of land less than fifty (50) cubic yards that is not located within or near sensitive areas.
- Clearing of land less than twenty thousand (20,000) square feet in size when not associated with a proposed development application and when such land is not located in or within two hundred (200) feet of a sensitive area. However, a tree removal permit and tree retention plan

shall be required if trees will be removed in conjunction with the clearing of land, pursuant to Section 18A.50.300 of the [Lakewood Municipal Code](#) .

### **What are the fees for zoning permits?**

The fees are variable depending on the type of permit needed. Fees for various permits can be found in the City's [Master Fee Schedule](#). Total fees for a project will be calculated at the time a permit application is submitted depending on the type and number of permits required. Contact the Permit Counter staff at (253) 512-2261 for more information.

### **Do I need a permit for a shed?**

Storage structures less than one hundred twenty (120) square feet and less than ten (10) feet in height, when placed on property where the owner resides do not require a building permit or zoning certification. Contact the Permit Counter staff at (253) 512-2261 for more information in regard to building permit requirements for structures that will be used for vehicular storage. Storage structures must be placed on the rear half of a lot with at least a three-foot setback from side and rear property lines.

### **Do I need a permit for a patio cover or carport?**

Yes. You will need to obtain a building permit and setbacks from the property line still have to be observed.

### **Do I need a permit for a fence?**

Fences less than or equal to six (6) feet in height and not obstructing the clear line of vision of vehicular traffic approaching the location from any street or driveway do not require a permit. Fences greater than four (4) feet in height are not typically allowed within the front yard setback and fences are not allowed within fifteen (15) feet of the ordinary high water mark (OHWM) on shoreline lots. Fences greater than seven (7) feet in height must meet applicable setback standards and require a building permit. Fences greater than six (6) feet in height will require an administrative variance or major variance depending on the height.

### **Can I operate a business from my home?**

Depending on the type and scale of business, conducting a business from your home requires approval of a limited home occupation permit or a Process II home occupation permit. The performance standards and criteria for these permits can be found in Section 18A.70.200 of the [Lakewood Municipal Code](#) .

### **Do shoreline properties or properties that are located adjacent to streams and wetlands have any additional regulations pertaining to them?**

Yes, these properties are subject to the provisions of the City's [Shoreline Master Plan](#) . Any work or improvements within the shoreland zone that do not qualify for an exemption must apply for a Shoreline Substantial Development Permit. Within the City of Lakewood, shoreline jurisdiction includes American lake, Gravelly Lake, Lake Louise, Lake Steilacoom, Waughop Lake and their shorelands, as well as Chambers Creek and Clover Creek and their shorelands. Contact the Permit Counter staff at (253) 512-2261 for more information in regard to shoreline permit requirements.