

# SITE



## MAKING A RESIDENTIAL SITE PLAN

Department of Community & Economic Development

321 E. 5th Street, Port Angeles, WA 98362  
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

A **site plan** is a top-down view or bird's eye view of a property that is drawn to scale. Site plans are required for all building permits when adding or removing structures or surfacing and are used as a reference for the layout and location of improvements on a single property. Creating a site plan is a good place to start when planning a project. **REMEMBER:** Each zone\* and property have unique requirements and dimensions. The example below is fabricated and is provided for your convenience, but should not be copied. (\* defined on back)

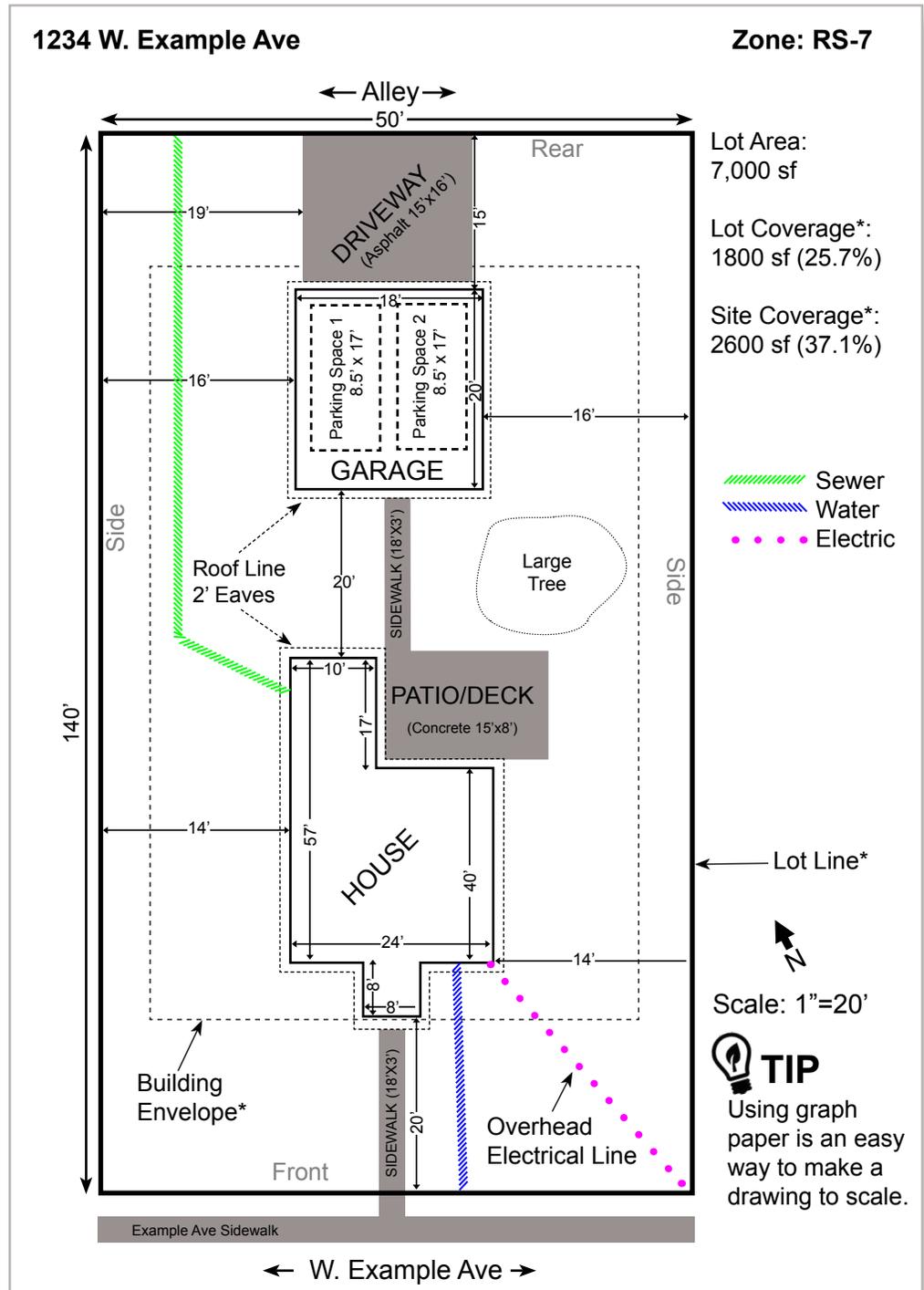
### Site Plan Checklist

- Title (Address)
- Zoning Classification\*
- North Arrow
- Scale
- Area Calculations
  - Lot Area
  - Lot Coverage\*
  - Site Coverage\*
- Dimensions (ft')
- Buildings
- Setbacks
- Lot Lines
- Street / Alley Identification
- Lot (property) Lines\*
- Building Envelope\*
- Building(s) / Footprint(s)
- Roof-line
- Hard Surfaces (material)
- Significant Vegetation / Rain Gardens / etc.
- Fence(s)
- Parking Spaces\*
- Utilities



### TIP

Those items marked with a \* are defined or explained on the second page of this document.



# SITE PLAN DEFINITIONS

- \*Zoning Classification: The City is divided up into different zones, which have specific allowable uses and requirements, such as building height and required setbacks from property lines, etc. Each Zone's specific requirements are detailed in Title 17 - Zoning of the Port Angeles Municipal Code. To find out which zone your property is in, please visit the following website and use the City's mapping software. <http://www.cityofpa.us/430/Maps-and-Plans>.
- Helpful City Handouts: - Zoning Requirements Summary Table  
- Accessing and Using Interactive City Maps  
- Parking Design Standards  
- Walls, Fences and Vision Clearance
- \*Lot Coverage: The amount or percent of the ground area of a lot on which buildings are located. Lot coverage does not include the first horizontal 30 inches of the roof overhang, nor does it include uncovered decks and porches or other structures not higher than 30 inches from the ground.
- \*Site Coverage: The amount of impervious surface on a parcel, including structures, paved driveways, sidewalks, patios, and other impervious surfaces.
- \*Lot (Property) Lines: The boundaries of a property are referred to as "Lot Lines". One common misconception is that a private property abuts the edge of the street. In most circumstances, the lot lines are setback from the edge of the street. Using the link under "Zoning Classification" to view the City maps may help identify the location of Lot Lines. For questions about Lot Lines, please contact the Community & Economic Development Department.
- \*Parking Spaces: Single bedroom dwelling units require one off-street parking space. Dwelling units with two or more bedrooms require two off-street parking spaces. When more than one dwelling unit exist on a single property, the sum of all required off-street parking shall be provided. One on-street parking space can be counted toward the total required parking per dwelling unit when the property is on a street that meets current street design standards with a minimum 8 foot parking lane and there is 22 feet of unrestricted, on-street parking directly adjacent the property. The on-street parking space must be noted on the site plan.
- \*Building Envelope: The building envelope is the buildable area of land on a parcel after you deduct the required yard setbacks as defined in each zone. For example, a zone may require a front and rear yard setback of 20 feet and side yard setback of 7 feet. Therefore, the building envelope would be an outline smaller than the lot, reflecting those required yard setbacks. See the example below.

