



PO Box 2007, 1300 First Street
Cosmopolis, WA 98537
(360) 532-9230 Phone (360) 532-9215 Fax

#3 – SETBACK REQUIREMENTS

The following are the minimum setback requirements for residential development. There are exceptions outlined in the CMC 18.64 – area/yard. You also have the option to apply for a variance. Contact the Building Official or City Hall in reference to applying for a variance or the requirements of a variance.

R-57 Zone: Medium Density (This is the lower flat area of the city)

Minimum Lot Size	5760 Sq Ft
Front Yard	25 feet
Side Yard	5 – 15 feet for a total of 20 feet
Rear Yard	20 feet
Flanking Street (corner lot)	15 feet
Total Lot coverage allowed	33%

R-100 Zone: Low Density (This is the hill area of the city)

Minimum Lot Size	10,000 Sq Ft
Front Yard	25 feet
Side Yard	10 feet
Flanking Street (corner lot)	20 feet
Rear Yard	25 feet
Total Lot coverage allowed	33%

For further information concerning zoning issues or what is allowed, see Cosmopolis Municipal Code chapter 18.