



PROSSER *Washington*
INCORPORATED 1899

Site Plan Checklist



City of Prosser

Building Department

601 7th Street, Prosser, WA 99350

Project Address: _____

Zoning Setback Requirements

Per the Prosser Municipal Code all structures within the City of Prosser have a minimum distance (from City Right of Way) that they must be placed. These distances vary depending on the zoning of the property and also the type of structure (i.e. a house vs. detached garage or Residential, Medium-Density vs. Commercial, General Zoning).

Keep in mind that right of way doesn't always end where the street or sidewalk abut the property, on some occasions right of way may be several feet into your yard. If you are unsure you can always contact the City of Prosser and ask what the right of way width is for a street or alley abutting your property.

Below is a list of common setbacks which can be used as a reference when drafting a site plan for your project. This is the minimum separation that you must keep between your proposed structure and the right of way.

Setback Dimensions:	Applies to this Zoning:	Applies to these structure types:	Prosser Municipal Code Section:
Minimum 20' Front, 20' Rear, 10' on Garage Side, 5' on other side	Residential (Low & Medium)	Single Family Dwellings, Duplexes	
Minimum 10' separation from any other structure	Residential Manufactured Home Subdivision	Manufactured Homes, Accessory Structures	
	Commercial, General		

*Under Prosser Municipal Code Section 18.81.160 the City Administrator is authorized to provide up to a one foot variance based on certain criteria. If more than one foot is necessary you can submit an application to the City of Prosser's Board of Adjustment for review and approval. Please note that submission of an application does not guarantee approval.

Shown	N/A	
		Property Lines, including dimensions
		Elevations of property and direction of natural drainage (water)
		Location and dimensions of all roads, driveways, parking areas and bodies of water (rivers, lakes, ponds, etc.)
		Locations and dimensions of all existing structures on the property
		Location and dimensions of proposed structure(s) in relation to the property lines, other structures, etc.
		Location and dimensions of proposed structure(s) in relation to utility easements, fire hydrants, irrigation and/or water meter boxes, utility poles, etc.
		Location and dimensions of proposed structure(s) showing compliance with minimum setback requirements per zoning ordinance.

Sample Site Plan



