

SETBACK REQUIREMENTS  
FOR  
RESIDENTIAL DEVELOPMENTS

1. HOUSE: Setbacks from property lines and water courses

- 30' from mean high water lines (SMMP)
- 5' from side lot lines (WCBS)
- 15' from road r/w lines (WCPW)

2. SEPTIC TANK & DRAINFIELDS

- 100' from mean high water line for drainfields (WHD)
- 50' from mean high water line for septic tank (WHD)

3. UNCOVERED PORCH, DECKS OR STEPS

- 10' from mean high water line (SMMP)
- 5' from side lot lines (WCBS)
- 15' from road r/w lines (WCPW)

4. GARAGES AND SHOPS

- 30' from mean high water lines (SMMP)
- 5' from side lot lines (WCBS)
- 15' from road r/w lines (WCPW)

5. PARKING LOT

- 50' from mean high water line (SMMP)

\*\* NOTE In some situations, setback distances may be reduced by either a variance or by talking to the department requiring the setback

SMMP = Shoreline Management Master Plan  
WCBS = Wahkiakum County Building Section  
WCPW = Wahkiakum County Public Works  
WHD = Wahkiakum Health Department