

Community Development Department  
City of Marysville  
80 Columbia Avenue  
Marysville, WA 98270  
360.363.8100 (main)

The following is some general information on:

- **Concrete additions.** The addition of impervious surface that is fully on the individual lot and is 1,999 square feet or less does not require a permit. The maximum lot coverage (structures, rooftops, pavement, gravel, etc. combined) is limited to 55 percent for Pacific Meadows. Any driveway modifications that require changes to a curb cut would require a right-of-way permit. Any impervious surface additions over 2,000 square feet (not sure that this is possible for this particular plat) would require civil construction plan review.
- **Patio Covers** – The general impervious surface requirements apply. Please contact Lance Kinnamon, Building Inspector/Plans Examiner, at 360.363.8230 or [lkinnamon@marysvillewa.gov](mailto:lkinnamon@marysvillewa.gov) for when building permits are required.
- **Sheds** – Single story sheds that are 120 square feet or less are exempt from obtaining a building permit; however, must meet the front yard setback, and both 5 foot side and rear yard setbacks. Sheds that are two stories and/or over 120 square feet must obtain a building permit. Sheds that are two stories have a 20 foot rear yard setback. Accessory structures must be 20 feet tall or under, and all accessory structures combined are limited to 80 percent of the footprint (foundation area) of the house.
- **Fences** – The residential fence standards are outlined in MMC Section 22C.010.380, Fences. Fences may be built on the property line. On side and rear lot lines, fences may be up to 6 feet tall. On the front property line, they may be 6 feet tall if open work (chainlink, wrought iron, etc.), 4 feet if solid, or 6 feet with the bottom 4 feet solid and the upper 2 feet open work. A 6 foot solid fence must be set back 20 feet from the front property line. Additional setbacks must be provided where needed on corner lots in order to ensure adequate sight distance.
- **External A/C additions.** Permits are needed for mechanical equipment including external A/C units. Noise must comply with the City's noise ordinance which is outlined in MMC Chapter 6.76, Noise Regulation, which adopts State law specifically WAC 173-60-040. Pursuant to MMC Section 22C.010.210(3), "...mechanical equipment... may project to the property line; provided, that...the front property line setback for the zone shall be observed."