

Zoning Information for Kettle Lots from The City of Kettle Falls

Good morning Mindy,

Your lots at 5th and Oak are zoned single-family residential. They are in historic Kettle Falls, which means the minimum lot size is 4,200 square feet, minimum width is 30 feet, with a lot depth of 90 feet. Setbacks are the same throughout the single-family zone which is 20-foot front and rear yards. Side yard setback is 5 feet, street side yard is 20 feet. The maximum lot coverage for all lots in single family residential zone is 35 percent. Minimum floor area of the primary dwelling is 800 square feet. Manufactured home, consumer choice or modular homes are permitted in the single-family zone. The definition for a Manufactured Home, Consumer Choice: a manufactured home that meets all of the following criteria:

1. Is a designated Manufactured Home (see below);
2. Is a "new Manufactured home" as defined by RCW [35.63.160\(2\)](#) or as amended;
3. Is set on a permanent foundation;
4. Is thermally equivalent to the state energy code; and
5. Meets all other design standards for the zoning district it is to be placed in.

Modular Home: A factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities, does not contain its own running gear, and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.

At the present time, duplexes are not allowed in single family zones without going through the zone change process with planning commission.

I hope this answers your questions, if not please do not hesitate to reach out again.

Thanks,