

# Is Your Lot Buildable?

JayMarc's Custom Home Feasibility Checklist for Seattle's Eastside

Before you dream it, make sure you can build it. Download our expert-built checklist to avoid costly surprises in Bellevue, Mercer Island, Kirkland, Sammamish, and beyond.

## ZONING + LAND USE

---

- ☐ What is the lot zoned for?
- ☐ Are single-family residences allowed?
- ☐ Any overlays (e.g., shoreline, critical areas)?
- ☐ Confirm FAR (floor area ratio), lot coverage, and density limits

## SETBACKS, HEIGHT + COVERAGE

---

- ☐ Front, rear, and side yard setbacks
- ☐ Additional setbacks from street or unique site conditions
- ☐ Building height limits (including height/view easements)
- ☐ Impervious surface restrictions
- ☐ Restrictions on garage size, number of floors, or overall building mass

## TITLE REPORT REVIEW

---

- ☐ Easements for overhead power lines or underground utilities
- ☐ Height and view easements not listed in zoning code
- ☐ Recorded building restrictions beyond city code
- ☐ HOA regulations and architectural review board requirements

## ENVIRONMENTAL + SITE CONDITIONS

---

- ☐ Slopes, retaining walls, or unstable soils
- ☐ Required buffers and setbacks from wetlands, streams, or critical slopes
- ☐ Protected trees or tree retention requirements
- ☐ Wetlands, creeks, or flood zones
- ☐ Drainage or stormwater mitigation requirements

## ACCESS + UTILITIES

---

- ☐ Legal lot access and easements
- ☐ Utility availability (water, sewer, power, gas)
- ☐ Septic vs sewer (if outside city service area)

## PERMITTING + JURISDICTIONAL COMPLEXITY

---

- ☐ Which jurisdiction(s) control the lot?
- ☐ Special review processes (Design Review Board, shoreline review, etc.)
- ☐ Recent or upcoming code updates



### JayMarc Pro Tip

#### What to Ask Before You Buy

- What would a feasibility contingency look like in a purchase offer?
  - Can you walk the site with a builder before closing?
  - When is it worth bringing in a soils engineer or arborist?
-

# Top 5 Feasibility Mistakes First-Time Custom Homeowners Make

Learn from others so your dream home journey starts strong and stays smooth.

- 1** **Buying Land Without a Feasibility Study**  
The lot may look perfect, but things like zoning, slope, setbacks, and utility access can make it unbuildable or far more expensive to develop than expected.

**Our tip:** Always make your offer contingent on a full feasibility review by a builder who knows your city's code.

- 2** **Assuming City Code Is the Only Rule**  
Zoning ordinances are just the beginning. Neighborhood overlays, tree retention laws, and stormwater requirements vary by city and even within individual neighborhoods.

**Our tip:** Work with a builder who actively monitors code changes and maintains relationships with local jurisdictions.

- 3** **Designing Before Understanding the Lot**  
Falling in love with a floor plan before understanding what the land will allow often leads to costly redesigns and compromises.

**Our tip:** Let your lot, and its constraints, inform the design from day one.

- 4** **Choosing an Architect and Builder Separately**  
When your architect and builder aren't aligned, details fall through the cracks, and you may end up over budget before construction begins.

**Our tip:** A unified, in-house team (like JayMarc's) keeps your budget, design, and build aligned, start to finish.

- 5** **Not Asking the Right Questions Early On**  
"What's included?" "How long will this really take?" "What could go wrong?" These questions are essential to ask upfront, not halfway through the process.

**Our tip:** You don't need to have all the answers. You just need a team that does. We're here to guide you through every step.