

III. Development Regulations

20.25E.050 Dimensional Requirements

A. General

Chart 20.25E.050.A sets forth the dimensional requirements for each shoreline environment. Additional requirements located in the Chart of Dimensional Requirements (LUC Chart 20.20.010) also apply, except to the extent expressly stated in this section. If a number appears in a box, the dimensional requirement is subject to the special provisions contained in the corresponding Note. In the event of a conflict between the dimensional requirements of this section and the requirements of LUC Chart 20.20.010 when applied in the Shoreline Overlay District, the provisions of this section shall prevail.

Chart 20.25E.050.A Dimensional Requirements in the Shoreline Overlay District

	SHORELINE ENVIRONMENTS					
DIMENSIONAL REQUIREMENT	Aquatic (A)	Urban Conservancy (UC)	Urban Conservancy -Open Space (UC-OS)	Shoreline Residential (SR) (6)	Shoreline Residential Canal (SRC) (6)	Recreational Boating (RB)
Shoreline Structure Setback (1)(5)	N/A	50'	50'	50/25'	50/25'	25'
Maximum Shoreline Lot Coverage by Structures (percent)	N/A	25% (2) (5)	5% (2) (5)	N/A (3)	N/A (3)	N/A (3)
Maximum Shoreline Building Height	N/A	35'	35'	35'	35'	35'
Maximum Shoreline Impervious Surface (percent)	N/A	35%	10%	50% (4)	50/55/80% (4)	65%

Comment [cvh1]: Edited in response to Council direction regarding setbacks September 2014

Comment [cvh2]: Edited in response to Council direction regarding setbacks September 2014

Comment [cvh3]: Edited in response to Council direction regarding setbacks September 2014

Comment [cvh4]: Clarity edit

Comment [cvh5]: Edited for internal consistency with LUC Chart 20.25E.065.C Note 2. Structure coverage is a land use requirement, and codification in the SMP would require modifications to be processed through a Special Shoreline Report or Variance.

Comment [cvh6]: Edited for clarification that this is a shoreline standard

Comment [cvh7]: Edited for clarification that this is a shoreline standard

Notes: Dimensional Requirements in the Shoreline Overlay District

- (1) Phantom Lake and Lower Kelsey Creek are ~~also~~ regulated pursuant to the substantive requirements contained in Part 20.25H LUC, Critical Areas Overlay District.
- (2) If a site in a non-residential shoreline environment is developed with a single-family dwelling, the allowed maximum lot coverage shall be that established for the underlying land use district. (Refer to LUC Chart 20.20.010 Dimensional Requirements, Residential).
- (3) The allowed maximum lot coverage by structures in the Shoreline Residential, Shoreline Residential Canal, and Recreational Boating environments shall not exceed the maximum lot coverage by structure established for the underlying land use district. (Refer to LUC Chart 20.20.010 Dimensional Requirements, Residential, ~~now or as hereafter amended~~).
- (4) The allowed amount of maximum impervious surface in the Shoreline Residential and Shoreline Residential Canal environments shall not exceed the maximum impervious surface established for the underlying residential land use district. (Refer to Chart 20.20.010 Dimensional Requirements, Residential).
- (5) To measure lot coverage, refer to LUC Chart 20.20.010, footnotes 13 and 14.

Comment [cvh8]: Clarity edit

Comment [cvh9]: Edited for internal consistency with LUC Chart 20.25E.050.A and LUC Chart 20.25E.065.C Note 2. Structure coverage is a land use requirement, and codification in the SMP would require modifications to be processed through a Special Shoreline Report or Variance.

- ~~(5)~~(6) The Shoreline Structure Setback is modified to account for encroachments by existing structures under the Footprint Exception of LUC 20.25E.065.E.1.c and may also be reduced to a minimum of 25 feet provided that impacts to existing shoreline vegetation are mitigated pursuant to the Vegetation Conservation requirements contained in LUC 20.25E.065.F. A one-time expansion of up to 200 square feet is allowed for existing structures within 25 feet of ordinary high water mark pursuant to the Residential Structure Setback Allowances contained in LUC 20.25E.065.E.2. Further shoreline setback encroachments may only be allowed through approval of a Shoreline Variance (refer to LUC 20.25E.090).

Comment [cvh10]: Edited in response to Council direction regarding setbacks September 2014

B. Shoreline Setbacks – General.

1. Applicability. This section establishes general requirements that apply to shoreline structure setbacks in all shoreline environments. Additional requirements contained in LUC 20.25E.070, Specific Use Regulations, also apply. For information regarding setbacks for residential uses, refer to LUC 20.25E.065.E.
2. Measurement of Shoreline Structure Setback. The shoreline structure setback shall be measured landward from ordinary high water mark on a horizontal plane and to a point that results in the required dimension. On Lake Sammamish, the shoreline structure setback ~~may shall~~ be measured landward from elevation

Comment [cvh11]: Edited in response to Council direction regarding OHWM September 2014 and for consistency with LUC 20.25E.065.E.1.b

~~31.20.6~~ NAVD 88 on a horizontal plane and to a point that results in the required dimension, or from that point identified in a site-specific ~~OHWM-ordinary high water mark~~ determination prepared by a qualified professional. ~~On Lake Washington, the shoreline structure setback shall be measured landward from elevation 18.8 NAVD 88 on a horizontal plane and to a point that results in the required dimension, or from that point identified in a site-specific OHWM determination prepared by a qualified professional. On Phantom Lake, the shoreline structure setback shall be measured landward from elevation 260.7 NAVD 88 on a horizontal plane and to a point that results in the required dimension, or from that point identified in a site-specific OHWM determination prepared by a qualified professional.~~ Structure setbacks on Phantom Lake and Lower Kelsey Creek shall be established in conformance with Part 20.25H LUC (Critical Areas Overlay District). If critical areas are located on the site, the requirements for the associated critical area buffer and buffer setback may impose a larger setback than required under this section.

3. Shoreline Setback Modifications. In non-residential shoreline environments, the shoreline setback dimensions contained in LUC Chart 20.25E.050.A may be modified using the Special Shoreline Report Process (refer to LUC 20.25E.160.E), or through approval of a Shoreline Variance (refer to LUC 20.25E.190). In the shoreline residential and shoreline residential canal shoreline environments, the shoreline setback dimension contained in LUC Chart 20.25E.050.A may ~~only~~ be modified pursuant to the requirements contained in LUC 20.25E.065.C and E, through approval of a Shoreline Variance (refer to 20.25E.190). Additional development within the shoreline setback may be allowed pursuant to the specific use and shoreline modification regulations in LUC 20.25E.065, 20.25E.070 and 20.25E.080. On Phantom Lake and Lower Kelsey Creek, any allowed modifications to the setback shall be in conformance with LUC 20.25H.035 (as set forth in the Land Use Code on [INSERT DATE of ordinance adoption]) which is incorporated by this reference into the SMP).

Comment [cvh12]: Edited in response to Council direction regarding setbacks September 2014

C. Shoreline Impervious Surfaces.

1. Impervious surfaces in the Shoreline Overlay District are governed by LUC 20.20.460 (as set forth in the Land Use Code on [INSERT DATE of ordinance adoption]) which is incorporated by this reference into the SMP).
2. Modifications to Impervious Surface Limits. In non-residential shoreline environments, the impervious surface limits contained in LUC Chart 20.25E.050.A may be modified using the Special Shoreline Report Process (refer to LUC 20.25E.160.E), or through approval of a Shoreline Variance (refer to LUC 20.25E.190). In the shoreline residential and shoreline residential canal shoreline environments, the impervious surface limits contained in LUC Chart 20.25E.050.A may only be modified through approval of a Shoreline Variance (refer to 20.25E.190).

D. Maximum Building Height in the Shoreline.

1. Calculating Maximum Building Height. Building height in the Shoreline Overlay District is measured in accordance with the definition of height as defined in LUC 20.25E.280.
2. Modification. Maximum building height may only be modified through the Shoreline Variance process (Refer to LUC 20.25E.190).