Shoreline Guide

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1) Shoreline Districts and their purpose?

Shoreline districts are created as a result of the shoreline management act of 1971 in order to plan and effectively manage our shoreline resources. The shorelines are divided into four environments (Natural District, Conservancy District, Rural District, and Urban District). These designations are based on the capabilities of the various shoreline areas to accommodate human activities while at the same time, furthering the goals of the Shoreline Management Act.

2) Shoreline Substantial Development Permits (SSDP)?

SSDP are required for all shoreline development projects in order to assure accurate engineering, appropriateness of proposed development within shoreline jurisdiction, compliance with local, and federal and state code requirements for development in shoreline jurisdiction.

3) Shoreline Conditional Use Permits.

Development that is unsuitable for siting within a particular shoreline environment but is subject to the issuance of a Conditional Use Permit, if, after meeting certain performance standards that would make the use compatible with other permitted uses in the area then Conditional use permits shall be granted. But, granted only after the applicant can demonstrate all of the following; 1) The use will cause no unreasonable adverse effects on the environment or other uses within the area. 2) The use will not interfere with the public use of public shorelines. 3) The design of the proposed use will be compatible with the environment in which it will be located. 4) The proposed use will not be contrary to the Goals, Policy Statements or general intent of the shoreline environments of the Master Program.

4) Shoreline Variances.

Variances deal with specific requirements of the Master Program and its objective is to grant relief when there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Master Program. A Variance would be granted only after the applicant can demonstrate the following; 1) The hardship which serves as basis for granting the variance is specifically related to the property of the applicant. 2) The hardship results from the application of the requirements of the Act and Master Program

and not from, for example, deed restrictions or the applicant's own actions. 3) The variance granted will be in harmony with the general purpose and intent of the Master Program. 4) Public welfare and interest will be preserved; if more harm will be done to the area by granting the variance than would be done to the applicant by denying it, the variance will be denied.

NOTE: Any permit for a variance or a conditional use approved by local government under approved master programs must be submitted to the Department of Ecology for its approval or denial.

5) Boat Dock regulations.

1) Only one boat dock shall be permitted for each waterfront residential site or each community waterfront tract serving more than one residence. 2) Boat docks shall not extend any further than fifty feet from the line of ordinary high water mark; except that a variance may be requested to satisfy those problems whereby either the water bottom contour or water fluctuation is such that a dock of more than fifty feet in length is required to obtain a water depth suitable for moorage purposes. 3) the top deck of a boat dock shall not be more than five feet above the high water level mark. Railings or fences attached to the dock may not exceed three feet in height above the deck of the dock. 4) Covered waterfront docks or boat houses shall not exceed a height of fifteen feet above the deck level of the dock. 5) Boat docks must be set back from adjacent property lines a minimum of ten feet; except that by mutual agreement of two abutting property owners one dock to serve both properties may be sited adjacent to, or astride of, the mutual property line. In the latter case, no other dock will be permitted within the two property boundaries. 6) If electrical service is provided to the dock the service must be installed in such a manner that it complies with the safety requirements as set forth in the Washington State Electrical Code.

NOTE: In addition to a boat dock one floating structure is permitted per waterfront tract.