

TABLE 8.1 SHORELINE DEVELOPMENT STANDARDS

All uses and activities must comply with all applicable standards for the shoreline designation where the use or activity will occur. All development standards are subject to modification based on a site specific assessment, but in no case shall the standards be reduced greater than 25% of the minimums stated below without the approval of a Shoreline Variance.

Standards	Aquatic	Natural	Riverine/ Lacustrine	Conservancy	Rural Resource	Rural Residential	Shoreline Recreation	Urban Conservancy	Shoreline Residential	High Intensity
Zone 1+Zone 2-Combined buffer and use setbacks¹										
Non-Water Related Uses and Activities	N/A	200'	150'	150'	100'	100'	80'	100'	50'	30'
Water-Related/ Water-Oriented Uses and Activities	N/A	150'	100'	100'	70'	70'	30'	30'	30'	25'
Water Dependent Uses and Activities ²	N/A	100'	50'	50'	30'	20'	10'	10'	20'	10'
Zone 1-Buffers³										
Vegetation Buffer⁴										
Non-Water Related Uses and Activities	N/A	100'	100'	75'	50'	50'	40'	50'	25'	15'
Water-Related/ Water-Oriented Uses and Activities	N/A	75'	50'	50'	35'	35'	15'	15'	15'	12.5'
Water Dependent Uses and Activities	N/A	50'	25'	25'	15'	10'	5'	5'	10'	5'
Zone-2 Use Buffer⁵										
Non-Water Related Uses and Activities	N/A	100'	100'	75'	50'	50'	40'	50'	25'	15'
Water-Related/ Water-Oriented Uses and Activities	N/A	75'	50'	50'	35'	35'	15'	15'	15'	12.5'
Water Dependent Uses and Activities	N/A	50'	25'	25'	15'	10'	5'	5'	10'	5'

¹ All setbacks are measured on a horizontal plane from the ordinary-high-water-mark (OHWM).

² The setback may be reduced to 0' for those water-dependent uses (e.g. aquaculture, marinas) that require location adjoining the water, but in all cases such a setback shall be limited to the smallest area possible.

³ Uses and activities on parcels physically separated from the OHWM by a parcel under separate ownership or a public right-of-way are exempt from the buffer requirements providing the physical separation is greater than the width of the required buffers.

⁴ The area with existing riparian vegetation, or one-half the distance of the setback, whichever is greater.

⁵ The area between the Vegetation Buffer and setback line.

Standards	Aquatic	Natural	Riverine/ Lacustrine	Conservancy	Rural Resource	Rural Residential	Shoreline Recreation	Urban Conservancy	Shoreline Residential	High Intensity
% of Use Buffer that may be altered	N/A	5% or 500 sq ft whichever is less	10% or 1,000 sq ft whichever is less	10% or 1,000 sq ft whichever is less	15% or 1,500 sq ft whichever is less	20% or 2,000 sq ft whichever is less	20% or 2,500 sq ft whichever is less	10% or 2,500 sq ft whichever is less	25% or 2,500 sq ft whichever is less	30% or 1,250 sq ft whichever is less
Dimensions/Lot Coverage										
Minimum Lot size (acres) ⁶	N/A	20	20	10	5	5	1	5	5000 sq ft	2,500 sq ft
Minimum Water Frontage ⁷	N/A	1000'	500'	500'	400'	200'	100'	100'	70'	50'
Maximum lot Coverage	N/A	N/A	N/A	30%	30%	30%	30%	40%	50%	50%
Maximum Structure Height										
Non-Water Related Uses and Activities	N/A	35'	35'	35'	35'	35'	35'	35'	35'	35'
Water-Related/ Water-Oriented Uses and Activities	N/A	35'	35'	35'	35'	35'	35'	35'	35'	35'
Water Dependent Uses and Activities	10'	35'	35'	35'	35'	35'	35'	35'	35'	35'

Comment [CS1]: I would like to move the vegetation conservation standards 17-20 here.

⁶ Minimum lot size may be increased based on applicable comprehensive plan and zoning regulations, but in no case shall be reduced without the approval of a variance. In addition minimum lot size only applies to lots or parcels created subsequent to the date of adoption of this SMP, lots existing at the time of adoption shall be considered existing conforming parcels.

⁷ Minimum water frontage only applies to lots or parcels created subsequent to the date of adoption of this SMP, lots existing at the time of adoption shall be considered existing conforming parcels.

