

**20.25E.030 Shoreline Use Charts.**

The following charts apply to uses within the Shoreline Overlay District. The use charts in LUC 20.10.440 apply only to that portion of a site outside of the Shoreline Overlay District except as specifically noted in this section.

**RESIDENTIAL CHART (7)**

Comment [cvh1]: Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy - Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
Single-Family Dwelling	X	SSDP (1)	SSDP (1)	SSDP	SSDP	SSDP (2)
Multifamily Dwellings (Two or more units per structure)	X	X	SSDP (3)	SSDP (4)(5)	X	X
Congregate Care Senior Housing	X	X	X	SSDP (5)(6)(7)	X	X
Nursing Home	X	X	X	SSDP/C (5)(7)(8)	X	X
Assisted Living	X	X	X	SSDP/C (5)(7)(8)	X	X
Accessory Dwelling Unit (89)	X	SSDP	SSDP	SSDP	SSDP	X

**Notes: Uses in Shoreline Environments - Residential**

- (1) Single family dwellings are allowed in this shoreline environment only if there is no other feasible alternative, pursuant to the requirements of LUC 20.25E.060.C (Technical Feasibility), to locate the building on the portion of the property outside Shoreline Overlay District.
- (2) One dwelling unit is allowed if ancillary to a legally established land use identified in the Recreation Chart.

- (3) Multifamily dwellings are permitted within the Urban Conservancy Environment only on parcels located in an Office (O) or Office Limited Business (OLB) land use district pursuant to LUC 20.10.440, and when developed consistent with the requirements contained in LUC 20.25E.040 (Nonconforming Shoreline Conditions).
- (4) Multifamily development located in the shoreline residential environment shall not exceed the dwelling units per acre requirement for the underlying land use district (refer to LUC 20.20.010).
- (5) An agreement must be recorded with the King County Department of Records and Elections, or its successor agency, restricting senior citizen dwellings, congregate care senior housing, or assisted living to remain for the life of the project as senior housing.
- (6) Congregate care senior housing is a permitted use when more than 50% of the dwelling units contain kitchens and are designed for independent living; all other congregate care senior housing requires approval through the Shoreline Conditional Use process (refer to LUC 20.25E.110 and 20.25E.180).

~~(7) A Council-adopted Master Plan is required for the Meydenbauer Bay Park, and allowed uses are limited to those identified in the Council-adopted Master Plan and Implementation Principles. Refer to Recreation Chart – Note (3).~~

**Comment [cvh2]:** Edited to respond to Council direction September 2014

~~(8)~~(7) Nursing homes and assisted living facilities are a permitted use when part of a multifamily development that comprises more than 50% of the net floor area of the entire project; all other nursing homes and assisted living facilities require approval through the Shoreline Conditional Use Permit process (refer to LUC 20.25E.110 and 20.25E.180).

~~(9)~~(8) Accessory dwelling units may be established pursuant to applicable provisions of the SMP and the requirements of LUC 20.20.120 (Accessory Dwelling Units).

**KEY**

- X – Use not allowed
- SSDP – Permitted Use subject to Shoreline Substantial Development Permit or Exemption requirements (see LUC 20.25E.160 and 20.25E.170)
- C – Shoreline Conditional Use (see LUC 20.25.180) subject also to Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170)

**TRANSPORTATION and UTILITIES CHART (12)-(3)**

**Comment [cvh3]:** Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy - Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
Water-dependent transportation: Commercial float plane and ferry terminal	(1)	X	X	X	X	C (11)
Highway and Street Rights-of-Way (2)	C/SSDP (3)	C/SSDP (3)	C/SSDP (3)	SSDP	SSDP	SSDP
Railroads (2)	C	C	C	C	C	C
Pedestrian and bicycle, facilities (2)	SSDP	SSDP	SSDP	SSDP	SSDP	SSDP
Accessory Parking, Loading and Maintenance Access	X	(4)	(4)	(4)	(4)	(4)
Regional light rail transit system or facility alignment including bridges, stations and associated structures	TBD SSDP/ C (12)	TBD SSDP/C (12)	TBD SSDP/C (12)	TBD SSDP/C (12)	TBD SSDP/C (12)	TBD SSDP/C (12)
Park and Ride (2)	X	C	C	C	C	C
Utility Facility, excluding Electrical Utility Facility (2)(3)(5)	C/SSDP	C/SSDP	C/SSDP	C/SSDP	C/SSDP	C/SSDP
Local Utility System (2)	SSDP	SSDP	SSDP	SSDP	SSDP	SSDP

**TRANSPORTATION and UTILITIES CHART (12)-(3)**

**Comment [cvh4]:** Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy - Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
<i>Regional Utility System, except Electrical Utility Facility (2)(3)(5)(6)</i>	C/SSDP	C/SSDP	C/SSDP	C/SSDP	C/SSDP	C/SSDP
<i>Essential Public Facility (2)(7)</i>	C	C	C	C	C	C
<i>Wireless Communication Facility (WCF): (without WCF Support Structures) (2)(8)</i>	X	C	C	C	C	C
<i>Communication, Broadcast and Relay Towers including WCF Support Structures (Freestanding) (2)(8)</i>	X	C	C	C	C	C
<i>Satellite Dishes (9)</i>	X	SSDP	SSDP	SSDP	SSDP	SSDP
<i>Electrical Utility Facility (2) (10)</i>	C	C	C	C	C	C

**Notes: Uses in Shoreline Environments – Transportation and Utilities**

- (1) Moorage and landing facilities may be allowed only as accessory to a water-dependent transportation use approved through the Shoreline Conditional Use Permit process (refer to LUC 20.25E.110 and 20.25E.180).
- (2) This use may be approved through the required shoreline review process, only if there is no technically feasible alternative pursuant to the requirements of LUC 20.25E.060.C (Technical Feasibility).

- (3) A City System or Facility not identified in a Council-adopted Master Plan requires approval through the Shoreline Conditional Use Permit process (refer to LUC 20.25E.110 and 20.25E.180) and is also subject to the Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170). A City System or Facility is a permitted shoreline use subject only to the Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170), provided that the following criteria are met:
- (a) The City System or Facility is identified in a Council-adopted Master Plan;
  - (b) The City System or Facility identified in the Council-adopted Master Plan shall be established, developed, expanded or modified consistent with the terms of the Council-adopted Master Plan; and,
  - (c) The City System or Facility identified in the Council-adopted Master Plan shall be established, developed, expanded or modified pursuant to the permit process for the proposed use and the underlying land use district as specified in LUC 20.10.440.
- (4) Accessory parking, loading and maintenance access may be approved through the shoreline review process required to allow the specific use that is served by the parking.
- (5) Refer to LUC 20.20.650 for general requirements applicable to public utilities.
- (6) Connections to a legally established Utility Facility or Local Utility System are permitted.
- (7) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities.
- (8) Refer to LUC 20.20.195 for general requirements applicable to Communication Facilities.
- (9) Satellite dishes are permitted only when affixed to a structure housing a legally established shoreline use. Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.
- (10) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed in the

Shoreline Overlay District, the applicant shall obtain Shoreline Conditional Use Permit approval under LUC 20.25E.110 and 20.25E.180, complete an alternative siting analysis as described in LUC 20.20.255.D, and comply with decision criteria and design standards set forth in LUC 20.20.255.

(11) Upland components of this use that are located outside of the Shoreline Overlay District shall be permitted subject to the Conditional Use provisions as specified in Part 20.30B LUC and to general requirements for the use and the use district.

~~(12) A Council-adopted Master Plan is required for the Meydenbauer Bay Park, and allowed uses are limited to those identified in the Council-adopted Master Plan and Implementation Principles. Refer to Recreation Chart – Note (3).~~

**Comment [cvh5]:** Edited to respond to Council direction September 2014

(12) Refer to Part 20.25M LUC, Light Rail Overlay District, for specific requirements applicable to EPF defined as a regional light rail transit facility or regional light rail transit system pursuant to LUC 20.25M.020. A shoreline conditional use permit is not required when the City Council has approved a regional light rail transit facility or regional light rail transit system by resolution or ordinance, or by a development agreement authorized by Chapter 36.70B RCW and consistent with LUC 20.25M.030.B.1.

**Comment [cvh6]:** Edited to respond to Council direction September 2014

#### KEY

X – Use not allowed  
SSDP – Permitted Use subject to Shoreline Substantial Development Permit or Exemption requirements (see LUC 20.25E.160 and 20.25E.170)  
C – Shoreline Conditional Use (see LUC 20.25.180) subject also to Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170)

**WHOLESALE and RETAIL CHART (3)**

**Comment [cvh7]:** Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy – Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
Water-dependent commercial, wholesale, retail	X	X	(1)(2)	X	X	(1)(2)
Water-related, water-enjoyment commercial, wholesale, retail	X	X	(1)(2)	X	X	(1)(2)
Retail Boat Sales	X	X	X	X	X	(1)(2)
Marina Fueling Stations	X	X	X	X	X	(1)(2)
Eating and Drinking Establishments	X	X	(1)(2)	X	X	(1)(2)

**Notes: Uses in Shoreline Environments – Wholesale and Retail**

- (1) Accessory to a Private Marina, Yacht Club, Community Club or Public/Private Park. This use may be permitted as an accessory and subordinate use through the shoreline review process required for the legally established recreation use to which it is accessory.
- (2) Accessory to a Public Marina or City Park. This use may be permitted as an accessory and subordinate use through the shoreline review process required for the legally established city park use to which it is accessory.

~~(3) A Council-adopted Master Plan is required for the Meydenbauer Bay Park, and allowed uses are limited to those identified in the Council-adopted Master Plan and Implementation Principles. Refer to Recreation Chart – Note (3).~~

**Comment [cvh8]:** Edited to respond to Council direction September 2014

KEY
X – Use not allowed
SSDP – Permitted Use subject to Shoreline Substantial Development Permit or Exemption requirements (see LUC 20.25E.160 and 20.25E.170)
C – Shoreline Conditional Use (see LUC 20.25.180) subject also to Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170)

**SERVICES CHART (4)**

**Comment [cvh9]:** Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy – Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
<i>Environmental Education, and Interpretive Centers</i>	(1)	(1)(2)	(1)(2)	X	X	(1)(2)
<i>Religious Activities</i>	X	X	C	C	C	C
<i>Administrative Office – General</i>	X	X	X	X	X	(3)

**Notes: Uses in Shoreline Environments – Services**

- (1) Accessory to a City Park. An Environmental Education or Interpretive Center use may be approved through the review process applicable to the city park use to which it is accessory.
- (2) Not Accessory to a City Park. An Environmental Education use may be approved, for facilities that by their nature are dependent on a shoreline location, through the Shoreline Conditional Use Permit process (refer to LUC 20.25E.110 and 20.25E.180). An Environmental Education use does not include primary, secondary, universities, or colleges, unless the school is dependent on a shoreline location to meet the school's educational purpose.
- (3) An office is permitted if accessory and subordinate to a legally established use located in the recreational boating environment through the review process applicable to the recreation use to which it is accessory.

~~(4) A Council-adopted Master Plan is required for the Meydenbauer Bay Park, and allowed uses are limited to those identified in the Council-adopted Master Plan and Implementation Principles. Refer to Recreation Chart – Note (3).~~

**Comment [cvh10]:** Edited to respond to Council direction September 2014

KEY
X – Use not allowed
SSDP – Permitted Use subject to Shoreline Substantial Development Permit or Exemption requirements (see LUC 20.25E.160 and 20.25E.170)
C – Shoreline Conditional Use (see LUC 20.25.180) subject also to Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170)

RECREATION CHART ~~(3)~~ ~~(2)~~

Comment [cvh11]: Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy – Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
Public Marinas	(1)	X	X	X	X	<del>G/SSDP</del> (2) <del>(3)</del>
Private Marinas	(1)	X	X	X	X	SSDP/C (34)
Yacht Clubs	(1)	X	X	X	X	SSDP/C (34)
Community Club	(1)	X	X	X	X	SSDP/C (34)
Boat Moorage (45)	(1)	X	(1)	X	X	(1)
Boat Storage (cradle and trailer)	(1)	X	(1)	X	X	(1)
Boat Storage (dry stacked)	(1)	X	X	X	X	(1)
Boat launch ramps (motorized)	(1)	X	(1)	X	X	(1)
Boat launch ramps (non-motorized)	(1)	SSDP	(1)	X	X	(1)
Public/Private Park	(1)	C	C	C	C	C
City Park	(1)	<del>G/SSDP</del> (2)	<del>G/SSDP</del> (2)(3)	<del>G/SSDP</del> (2)	<del>G/SSDP</del> (2)	<del>G/SSDP</del> (2)(3)

Comment [cvh12]: Edited to respond to Council direction September 2014

Comment [cvh13]: Edited to respond to Council direction September 2014

**Notes: Uses in Shoreline Environments – Recreation**

(1) Permitted only as accessory and subordinate to a legally established shoreline Recreation use. This use requires approval through the shoreline review process required for the legally established use to which it is accessory.

(2) A City ~~System or Facility~~Park not identified in a Council-adopted Master Plan requires approval through the ~~Shoreline-General~~ Conditional Use Permit process (refer to ~~Part 20.30B LUC 20.25E.110 and 20.25E.180~~) and is also subject to the Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170). A City ~~System or Facility~~Park is a permitted shoreline use subject only to the Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170), provided that the following criteria are met:

**Comment [cvh14]:** Edited to respond to Council direction September 2014

- a. The City ~~System or Facility~~Park is identified in a Council-adopted Master Plan;
- b. The City ~~System or Facility~~Park identified in the Council-adopted Master Plan shall be established, developed, expanded or modified consistent with the terms of the Council-adopted Master Plan; and,
- c. The City ~~System or Facility~~Park identified in the Council-adopted Master Plan shall be established, developed, expanded or modified pursuant to the permit process for the proposed use and the underlying land use district as specified in LUC 20.10.440.

~~(3) A Council-adopted Master Plan is required for the Meydenbauer Bay Park, and the following criteria shall be met:~~

**Comment [cvh15]:** Edited to respond to Council direction September 2014

- ~~a. The Meydenbauer Bay Park is required to be established, developed, expanded or modified consistent with the terms of the Meydenbauer Bay Park and Land Use Plan together with the Implementation Principles included in Chapter 9 of the Council-adopted Master Plan; and,~~
- ~~b.d. The Meydenbauer Bay Park shall be established, developed, expanded or modified pursuant to the permit process for the proposed use and the underlying land use district as specified in LUC 20.10.440.~~

~~(4)~~(3) Establishment of new uses and expansions of existing uses greater than 20% require approval through the Shoreline Conditional Use Process (refer to LUC 20.25E.110 and 20.25E.180).

~~(5)~~(4) Boat moorage excludes residential docks and piers which are a permitted use pursuant to the development standards for residential docks and piers.

KEY
X – Use not allowed
SSDP – Permitted Use subject to Shoreline Substantial Development Permit or Exemption requirements (see LUC 20.25E.160 and 20.25E.170)
C – Shoreline Conditional Use (see LUC 20.25.180) subject also to Shoreline Substantial Development Permit requirements (see LUC 20.25E.160 and 20.25E.170)

**RESOURCES CHART (3)**

**Comment [cvh16]:** Edited to respond to Council direction September 2014

LAND USE CLASSIFICATION	SHORELINE ENVIRONMENTS					
	Aquatic	Urban Conservancy – Open Space	Urban Conservancy	Shoreline Residential	Shoreline Residential - Canal	Recreational Boating
Agriculture	X	X (1)	X (1)	X	X	X
Nurseries	X	C/SSDP (2)	C/SSDP (2)	X	X	X
Aquaculture	C	X	X	X	X	X

**Notes: Uses in Shoreline Environments – Resources**

- (1) Existing agricultural activities are permitted to continue pursuant to the requirements of LUC 20.25H.055 (Critical Areas Performance Standards as set forth in the Land Use Code on [INSERT DATE of ordinance adoption]) which is incorporated by this reference into the SMP). New agriculture uses and expansions of existing agriculture uses are prohibited.
- (2) Nurseries established and operated for native plant propagation are permitted, all other nurseries require approval through the Shoreline Conditional Use process (refer to LUC 20.25E.110 and 20.25E.180).

~~(3) A Council-adopted Master Plan is required for the Meydenbauer Bay Park, and allowed uses are limited to those identified in the Council-adopted Master Plan and Implementation Principles. Refer to Recreation Chart – Note (3).~~

**Comment [cvh17]:** Edited to respond to Council direction September 2014

**KEY**

X – Use not allowed  
SSDP – Permitted Use subject to Shoreline Substantial  
Development Permit or Exemption requirements (see LUC  
20.25E.160 and 20.25E.170)  
C – Shoreline Conditional Use (see LUC 20.25.180) subject  
also to Shoreline Substantial Development Permit  
requirements (see LUC 20.25E.160 and 20.25E.170)

Council Draft