

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. ~~Each structure, development, or activity in the shoreline shall comply with these requirements except as otherwise provided in this section.~~ If a number appears in a box, the dimensional requirement is subject to the special ~~limitation indicated~~ 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 jurisdiction~~ Shoreline Overlay District, the provisions of this section shall prevail.

Comment [H1]: Clarity edit

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

Comment [ch2]: Modeled After. This section was modeled after the general use charts in LUC 20.20.010

DIMENSIONAL REQUIREMENT	SHORELINE ENVIRONMENTS					
	Aquatic (A)	Urban Conservancy (UC)	Urban Conservancy -Open Space (UC-OS)	Shoreline Residential (SR) (2)	Shoreline Residential Canal (SRC)	Recreational Boating (RB)
Shoreline Structure Setback (1)	N/A	50'	50'	50 25'	25'	50 25'
Maximum Lot Coverage by Structures (percent)	N/A	25% (32) <u>(56)</u>	5% (32) <u>(65)</u>	(43)	(43)	(43)
Maximum Building Height (3)	N/A	35'	35'	35'	35'	35'
Maximum Impervious Surface (percent)	N/A	35%	10%	(54)	(54)	65%

Comment [c4]: P.C. SMP Redraft Direction

Comment [dp3]: P.C. Direction. Planning Commission direction given on June 9, 2010 and October 20, 2010.

Notes: Dimensional Requirements in the Shoreline Jurisdiction Shoreline Overlay District

~~(1) Phantom Lake and Lower Kelsey Creek are also regulated pursuant to the substantive requirement contained in Part 20.25H LUC, Critical Areas Overlay District.~~

Comment [H5]: Clarity Edit.

~~(1) Setbacks on Phantom Lake and Lower Kelsey Creek are regulated pursuant to Part 20.25H LUC (Critical Areas Overlay District).~~

Comment [dp6]: P.C. Direction. Planning Commission direction to develop tailored regulations based on the unique characteristics of different shoreline areas.

~~(2) In the Shoreline Residential environment, the shoreline structure setback for residential uses consists of the 50 foot structure setback overlaid by a 25 foot vegetation conservation area, as measured from the ordinary high water mark. Refer to LUC 20.25E.065.C and LUC 20.25E.065.G.~~

~~(3)~~(2) If a site in a nonresidential 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).

Comment [H7]: Clarity Edit

~~(4)~~(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).

~~(5)~~(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).

~~(6)~~(5) To measure lot coverage, refer to LUC Chart 20.20.010, footnotes 13 and 14.

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.

Comment [dp8]: P.C. Direction. Planning Commission direction given on June 9, 2010 and October 20, 2010.

2. Measurement of Shoreline Structure Setback. ~~The shoreline structure setback shall be measured landward from the 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 ~~34.830.6~~ 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 ~~OHW~~ Ordinary high water mark determination prepared by a qualified professional. On Lake Washington, the shoreline structure setback shall be measured landward from elevation 25.10 NAVD 88 on a horizontal plane and to a point that results in the

Comment [c9]: P.C. SMP Redraft Direction

~~required dimension, or from that point identified in a site-specific OHWM determination prepared by a qualified professional. Structure setbacks 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. , and Structure setbacks on 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. Disturbance in Shoreline Structure Setback. Disturbance in the shoreline setback is prohibited, except as allowed in the Bellevue SMP.~~

4.3. Shoreline Setback Modifications. In non-residential shoreline environments, the shoreline setback dimensions contained in LUC Chart 20.25E.050.A may only 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 through approval of a Shoreline Variance (refer to 20.25E.190).~~A Special Shoreline Report may not be used to modify the provisions of Part 20.25H LUC (Critical Areas Overlay District).~~ 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 20.25.E.080. On Phantom Lake and Lower Kelsey Creek, any allowed modifications to the setback shall be in conformance with LUC 20.25H.035.

C. Shoreline Impervious Surfaces.

1. Impervious surfaces in the shoreline jurisdiction Shoreline Overlay District are governed by LUC 20.20.460.

~~Existing Impervious Surfaces. Impervious surfaces in the shoreline jurisdiction that were legally established on or before [insert effective date of ordinance], and that exceed the limits contained in LUC Chart 20.25E.050.A, shall not be considered nonconforming. Proposals to increase impervious surface on a site shall conform to the limits of LUC Chart 20.25E.050.A. Where a site already exceeds the limits on impervious surfaces, new impervious surface shall not be approved unless an equal amount of existing impervious surface is removed such that the net amount of impervious surface does not increase. All new impervious surfaces shall comply with standards applicable to shoreline setbacks, landscape development, and the vegetation conservation area.~~

4.2. 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

Comment [c10]: Redundancy deletion, see 20.25E.060.G.

Comment [j11]: P.C. Direction. Planning Commission direction to develop tailored regulations based on the unique characteristics of different shoreline areas.

Comment [H12]: Consistency Edit.

Comment [j13]: P.C. Direction. Planning Commission direction to develop tailored regulations based on the unique characteristics of different shoreline areas.

Comment [dp14]: Modeled After. This section was modeled after LUC 20.20.460.

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). The impervious surface limits contained in LUC Chart 20.25E.050.A may only be modified pursuant to the Special Shoreline Report Process (refer to LUC 20.25E.160.E). Impervious surfaces located in shoreline critical areas may only be modified pursuant a critical areas report (refer to LUC 20.20.460.C).

Comment [H15]: Consistency Edit.

D. Maximum Building Height in the Shoreline.

1. Calculating Maximum Building Height. Building height in the ~~shoreline jurisdiction~~ Shoreline Overlay District is measured in accordance with the definition of height as defined in LUC 20.25E.280.

Comment [dp16]: Modeled After: This section was modeled after LUC 20.20.010. RCW: 90.58.320

2. Modification. Maximum building height may only be modified through the ~~S~~shoreline ~~V~~variance process (Refer to LUC 20.25E.190), ~~and where the applicant demonstrates the increase will not obstruct the view of a substantial number of residences on areas adjoining the shoreline.~~

Comment [H17]: Clarity Edit