

**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**

**Comment [ch1]: 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)	Shoreline Residential Canal (SRC)	Recreational Boating (RB)
Shoreline Structure Setback (1)	N/A	50'	50'	25'	25'	25'
Maximum Lot Coverage by Structures (percent)	N/A	25% (2) (5)	5% (2) (5)	(3)	(3)	(3)
Maximum Building Height	N/A	35'	35'	35'	35'	35'
Maximum Impervious Surface (percent)	N/A	35%	10%	(4)	(4)	65%

**Notes: Dimensional Requirements in the 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.
- (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).
- (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).
- (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.

**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. On Lake Sammamish, the shoreline structure setback shall be measured landward from elevation 30.6 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 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. 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 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 20.25.E.080. On Phantom Lake and Lower Kelsey Creek, any allowed modifications to the setback shall be in conformance with LUC 20.25H.035 (as set forth in the Land Use Code on [INSERT DATE of ordinance adoption]) which is incorporated by this reference into the SMP).

**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).