

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. 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 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, the provisions of this section shall prevail.

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

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) (2)	Shoreline Residential Canal (SRC)	Recreational Boating (RB)
Shoreline Structure Setback (1)	N/A	50'	50'	50'	25'	50'
Maximum Lot Coverage by Structures (percent)	N/A	25% (3) (6)	5% (3) (6)	(4)	(4)	(4)
Maximum Building Height (3)	N/A	35'	35'	35'	35'	35'
Maximum Impervious Surface (percent)	N/A	35%	10%	(5)	(5)	65%

Comment [dp2]: P.C. Direction. Planning Commission direction given on June 9, 2010 and October 20, 2010.

Notes: Dimensional Requirements in the Shoreline Jurisdiction

- (1) Setbacks on Phantom Lake and Lower Kelsey Creek are regulated pursuant to Part 20.25H LUC (Critical Areas Overlay District).
- (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) If a site 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).
- (4) 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) 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) To measure lot coverage, refer to LUC Chart 20.20.010, footnotes 13 and 14.

Comment [dp3]: P.C. Direction. Planning Commission direction to develop tailored regulations based on the unique characteristics of different shoreline areas.

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. 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 be measured landward from elevation 31.8 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 ordinary high water mark determination. Structure setbacks on Phantom Lake and Lower Kelsey Creek shall be established in conformance with Part 20.25H LUC (Critical Areas Overlay District).
3. Disturbance in Shoreline Structure Setback. Disturbance in the shoreline setback is prohibited, except as allowed in the Bellevue SMP.
4. Shoreline Setback Modifications. 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

Comment [dp4]: P.C. Direction. Planning Commission direction given on June 9, 2010 and October 20, 2010.

Comment [j5]: P.C. Direction. Planning Commission direction to develop tailored regulations based on the unique characteristics of different shoreline areas.

Variance (refer to LUC 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.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. 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.

2. Modifications to Impervious Surface Limits. 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).

D. Maximum Building Height in the Shoreline.

1. Calculating Maximum Building Height. Building height in the shoreline jurisdiction 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, and where the applicant demonstrates the increase will not obstruct the view of a substantial number of residences on areas adjoining the shoreline.

Comment [j6]: P.C. Direction. Planning Commission direction to develop tailored regulations based on the unique characteristics of different shoreline areas.

Comment [dp7]: Modeled After. This section was modeled after LUC 20.20.460.

Comment [dp8]: Modeled After: This section was modeled after LUC 20.20.010. **RCW:** 90.58.320