

Attachment B: Kenmore Shoreline Master Program Ecology Required Changes –

The following changes are required to comply with the SMA (RCW 90.58) and the SMP Guidelines (WAC 173-26, Part III):

ITEM	DRAFT SMP Provision (Cite)	TOPIC	BILL FORMAT CHANGES (underline = additions; strikethrough = deletions)	RATIONALE	SUGGESTED ALTERNATIVE BY LOCAL GOVERNMENT
1		Channel Migration Zone on Swamp Creek	<p>ADD Section 16.50.100 to read:</p> <p><u>A. The Channel Migration Zone shall include:</u></p> <ol style="list-style-type: none"> <u>1. The 500-year floodplain of Swamp Creek within shoreline jurisdiction, and</u> <u>2. All area within 112.5 feet of Swamp Creek.</u> <p><u>B. Within the Channel Migration Zone:</u></p> <ol style="list-style-type: none"> <u>1. There shall be no subdivision of land within the channel migration zone except for the purpose of creating permanent, non-buildable open space tracts.</u> <u>2. Fill shall not be allowed that impairs channel migration within the channel migration zone.</u> <u>3. No new development is allowed where future stabilization, including bank stabilization as well as structural flood hazard reduction would be necessary.</u> <u>4. Existing structures can be protected but must use natural stabilization unless proven a</u> 	Necessary to meet the requirements of WAC 173-26-221(3)(c) provision for a channel migration zone.	

			<p><u>scientifically and technically valid study that the natural stabilization measures will not work.</u></p> <p><u>5. Existing legal uses in the Swamp Creek floodplain can be repaired and maintained, provided that such actions do not cause significant ecological impacts, increase flood hazards to other uses, and is consistent with other relevant laws.</u></p> <p><u>6. Before new structural flood hazard reduction measures in shoreline jurisdiction can be approved, it must be demonstrated by a scientific and engineering analysis that they are necessary to protect existing development, that nonstructural measures are not feasible, that impacts on ecological functions and priority species and habitats can be successfully mitigated so as to assure no net loss of ecological function, and that appropriate vegetation conservation actions are undertaken.</u></p> <p><u>C. A project proponent may have a channel migration zone study completed by a qualified professional hydrogeologist to be reviewed by the City. If the study demonstrates that the entirety of the development property is outside of the channel migration zone, then this section will not further apply to the project.</u></p> <p>Modify subsection KMC 16.45.010.B.12:</p> <p>All development activities shall be located and designed to minimize or prevent the need for shoreline defense and stabilization measures and flood protection works such as bulkheads, other bank stabilization, landfills, levees, dikes, groins, jetties or substantial site regrades. All development in the floodplain shall also include an assessment of potential effects the project would have on channel migration, and incorporate measures to mitigate any adverse impacts on channel migration.</p>		
2		<p>Height Limits- H-3 and H-4 Areas KMC 16.65.020.B.7</p>	<p>Modify KMC 16.65.020.B.7 to read:</p> <p>Additional height may be permitted under the following conditions:</p> <p>a. The structures would not obstruct the view of a substantial number of residences, and</p> <p>b. The structures are located in an area designated area on Map 1(Shoreline Environment Designations) as allowing these additional heights, and</p>	<p>Most of Area H-3 is in a floodway. Commercial buildings cannot cause any rise in the</p>	

- c. The structure height complies with the allowable height of the underlying zone and the following additional height limits within the shoreline, and
- d. The additional height of the structures would not impair the ecological functions of the stream, lake, wetland, or the required buffer. In particular, the effects of shading and light impacts on the viability of vegetation in the buffer shall be considered when making this determination, and
- e. Be outside of the floodway in effect at the time of permit application, and
- f. Not be within a wetland or wetland buffer as regulated by 18.55 KMC.

Distance from Structure to Ordinary High Water Mark	Maximum Height Allowed Area H-1	Maximum Height Allowed Area H-2	Maximum Height Allowed Areas H-3 and H-4
Less than 50 feet	35 feet	35 feet	35 feet
50 to 100 feet	50 feet	45 feet	35-45 feet
100 to 112.5 200 feet	50 feet	75 feet	35-65 feet
<u>112.5 to 200 feet</u>	<u>50 feet</u>	<u>75 feet</u>	<u>65 feet</u>

The burden to demonstrate that the proposal meets the criteria of this section is on the applicant. The director may require technical studies as necessary to demonstrate compliance.

~~The Director has the authority to require a person seeking additional structure require a person seeking additional structure height to submit an analysis performed by a qualified expert which~~

flood elevation and residences are prohibited. This provision is inconsistent with other provisions for this area and inconsistent with recognizing the statewide interest of limiting development in floodways. This provision does not protect a statewide interest as discussed in WAC 173-26-181.

Most of Area H-4 is in a floodway, floodplain or critical area. The standard buffer for a Class 1

			demonstrates compliance with subsection 7.a.	stream is 150 feet. The necessary critical area buffers largely render this provision meaningless. As drafted, this provision is inconsistent with critical area provisions for this area as articulated in WAC 173-26-221.	
3	KMC 16.75.050.D	Expansion of Nonconforming Dock	<p>KMC 16.75.050.D shall be modified to read:</p> <p>16.75.050 Alteration or reconstruction of nonconforming use or development.</p> <p>D. Expansion of a nonconforming dock may be allowed by the director when the applicant demonstrates the following:</p> <p>1. The expansion would not increase the existing overwater coverage of the dock by more than 25 percent, and</p> <p><u>1. The existing nonconformance results from noncompliance with the standards in KMC 16.55.050 B6, B8, B9 or B15, and</u></p> <p><u>2. The proposed expansion meets all other applicable standards in KMC 16.55.050, and</u></p> <p><u>3. The proposed expansion would not increase the existing overwater coverage of the dock to more than the existing condition or by the limits established in KMC 16.55.050.F, whichever is greater, and</u></p> <p><u>24. The expanded dock project would reduce the impacts of the existing dock on critical fish habitat as demonstrated through the habitat management plan for the development, and</u></p> <p><u>35. The proposed expansion would not cause adverse impacts on adjacent shoreline uses.</u></p>	This change is necessary to address public comments while still providing an incentive to improve the environmental performance of docks consistent with WAC 173-26-231(3)(b).	

4	KMC 16.50.030.B.2.i	Accessory uses counted as part of a water- dependent use	<p>KMC 16.50.030.B.2.i shall be modified to read:</p> <p>Part of a mixed-use development that includes a water-dependent use and in which at least fifty percent of the land area within the shoreline jurisdiction on the project site is in a water-dependent use <u>or water-related use (including uses accessory to a water dependent use that are fully incidental and subordinate to the water-dependent use)</u>, dedicated public access, or substantial shoreline habitat enhancement consistent with KMC 16.60.010;</p>	<p>While accessory uses may be necessary for certain water-dependent uses to function, a focus on accessory uses should not be allowed to minimize the water-dependent uses in shoreline jurisdiction. This change provides a limit for how much an accessory use can encumber a site dedicated to a water - dependent use consistent with WAC 173-26-</p>	

				201(2)(d).	
5	Shoreline Designations	Shoreline Designations North of St Edwards Park	King County Tax Parcels 1426049013 and 1426049014 shall be designated Natural on the shoreline environment designation map.	This change is consistent with WAC 173-26-211(5)(a)(iii).	
6	KMC 16.55.050	Alternative Pier Design	<p>KMC 16.55.050 shall be modified to read:</p> <p>16.55.050 Docks, piers, moorage, buoys, floats or launching facilities.</p> <p><u>A.</u> Any dock, pier, moorage, buoy, float or launching facility authorized by this chapter shall not interfere with navigation and.</p> <p><u>B.</u> Any dock, pier, moorage, buoy, float or launching facility authorized by this chapter shall be subject to the following requirements; or must demonstrate that the project provides an equal or greater degree of protection of ecological functions and anadromous species habitat. For the purposes of meeting this requirement, the director will review the required habitat management plan to determine whether the project is adequately protective.; <u>Docks, piers, moorage, buoys, floats or launching facilities serving more than four single-family residences must also meet the standards in KMC 16.50.050.</u></p> <p><u>1.</u> <u>Docks, piers, moorage, buoys, floats or launching facilities shall not exceed the minimum size necessary to serve the use for which they are designed (see 16.55.030.B.4).</u></p> <p><u>2.</u> <u>Docks, piers, moorage, buoys, floats or launching facilities serving more than four single family residences must also meet the standards in KMC 16.50.050.</u></p> <p><u>A3.</u> Only joint use boat lift, dock, pier, moorage, buoys, float or launching facilities may be permitted for multiple family dwelling unit development proposals.</p> <p><u>B4.</u> Only one boat lift, dock, pier, moorage, buoy, float and launching facility may be permitted for each parcel developed with a single detached residential unit and only if the applicant demonstrates there is no other feasible option for shared use</p>	This change is necessary to provide consistency with WAC 173-26-231(3)(b) and WAC 173-26-201(2)(c).	

			<p>facilities. However, installation or retention of additional watercraft lifts beyond one, without a canopy, at a single residential use waterfront structure is allowed. A maximum of three lifts are allowed at a single residential use overwater structure. However, only two lifts can be ground-based, all other lift(s) must be floating or suspended lift(s).</p> <p>C<u>5</u>. Only joint use docks or piers are allowed on lots with less than 50 feet of waterfront except when lots abutting both sides of the subject lot already have a dock or pier.</p> <p>D<u>6</u>. The only structures permitted in the first 30 feet waterward of the ordinary high water mark are piers and ramps. All floats and ells must be at least 30 feet waterward of the ordinary high water mark.</p> <p>E<u>7</u>. No skirting is allowed on any structure.</p> <p>F<u>8</u>. Surface coverage (includes all overwater portions of the floats, ramps, and ells) shall be limited as follows:</p> <p>4<u>a</u>. Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet;</p> <p>2<u>b</u>. Moorage facilities serving two residential waterfront lots shall not exceed 700 feet; and</p> <p>3<u>c</u>. Moorage facilities serving three or more residential waterfront lots shall not exceed 1,000 square feet.</p> <p>G<u>9</u>. To protect anadromous salmon habitat, the following shall apply:</p> <p>4<u>a</u>. Docks with configurations that do not include any or all of the following elements shall be subject to the overall length and square footage limitations of this section and no portion of the dock shall exceed four feet in width, unless allowed in this subsection;</p>		
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			<p><u>2b.</u> Piers shall not exceed four feet wide and shall be fully grated;</p> <p><u>3c.</u> Ramps shall not exceed three feet wide and shall be fully grated;</p> <p><u>4d.</u> Ells are allowed only over water with depths of nine feet or greater at the landward end of the ell; ells may be up to 6 feet wide by 20 feet long with a 2-foot-wide strip of grating down the center; or ells may be up to 6 feet wide by 26 feet long with grating over the entire ell;</p> <p><u>5e.</u> Floats are allowed only over water with depths of 10 feet or greater at the landward end of the float; and floats may be up to 6 feet wide by 20 feet long with a 2-foot-wide strip of grating down the center;</p> <p><u>6f.</u> In no case may any moorage facility extend more than 150 feet waterward of the ordinary high water mark;</p> <p><u>7g.</u> The first (nearest shore) piling shall be steel, 4-inch piling and at least 18 feet waterward of the ordinary high water mark. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter;</p> <p><u>8h.</u> Piles shall not be treated with pentachlorophenol, creosote, chromated copper arsenate or comparably toxic compounds. If ammoniacal copper zinc arsenate pilings are proposed, the applicant will meet all of the Best Management Practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers; and</p> <p><u>9i.</u> When steel piles are installed, approved sound attenuation measures must be used.</p> <p><u>H10.</u> Existing habitat features (e.g., large and small woody debris, substrate material, etc.) shall be retained and new or expanded moorage facilities placed to avoid</p>		
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			<p>disturbance of such features.</p> <p>I11. Invasive aquatic weeds may be removed with nonchemical means only, except that milfoil may be removed using chemicals provided that the chemicals are applied by a licensed applicator and approved for aquatic use.</p> <p>J12. In order to mitigate the impacts of new or expanded commercial moorage facilities, the applicant shall plant emergent vegetation (if site-appropriate) and a buffer of vegetation a minimum of ten feet wide along the entire length of the lot immediately landward of the ordinary high water mark. Planting shall consist of native shrubs and trees and, when possible, emergent vegetation. At least five native trees will be included in a planting plan containing one or more evergreen trees and two or more trees that like wet roots (e.g., willow species), per every 100 lineal feet of shoreline. Such planting shall be monitored for a period of five years according to an approved monitoring plan. This subsection is not intended to prevent reasonable access through the shoreline critical area buffer to the shoreline, or to prevent recreational use of the shoreline critical area. This requirement may be waived or reduced for water-dependent transportation uses where it is demonstrated that vegetation could result in safety or navigation hazards.</p> <p>K13. No private moorage or other structure waterward of the ordinary high water mark, including structures attached thereto, shall be closer than twelve feet to any adjacent property line except when there is a mutual agreement of adjoining property owners. Excepted from the requirements of this section are boat lifts or portions of boat lifts that do not exceed thirty inches in height measured from ordinary high water mark.</p> <p>L14. Proposals to repair existing legally established moorage facilities where the nature of the repair is not described in KMC 16.55.030 of this section shall be considered minor repairs and are permitted, consistent with any applicable standards of this</p>		
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Title, Title 18 and any other applicable codes or regulations.

M15. No covered boat lift, dock, pier, covered moorage, covered float, or other covered structure is permitted waterward of the ordinary high water mark, except as provided below:

4a. Submerged, free-standing mechanical boat lifts associated with single detached residential docks or piers and recreational watercraft may be covered with a canopy, provided:

ai. No canopy shall be more than twenty-five feet in length or wider than fifteen feet;

bii. No portion of the canopy shall exceed a height of twelve feet above the ordinary high water mark;

eiii. The canopy shall at no time have any side partly or wholly enclosed;

div. The highest portion of the canopy shall be located below the lowest grade point on the waterward side of the existing homes on surrounding properties;

ev. Canopies shall be made out of canvas or other such non-toxic materials;

fvi. Canopies shall be of a translucent material to allow light transmission;

gvii. The total overwater coverage of the piers, floats, ramps, ells, and canopy for a single family residence with a single-use moorage shall not exceed 600 square feet ; and

hviij. Only one boat lift canopy per single detached residence shall be allowed.

			<p><u>2b.</u> Covered moorage may be provided for commercial boat repair facilities.</p> <p>N16. No dwelling unit may be constructed on a dock or pier.</p> <p>O17. Buoys shall meet the following conditions:</p> <p><u>4a.</u> Buoys shall not impede navigation;</p> <p><u>2b.</u> The use of buoys for moorage of recreational and commercial vessels is preferred over pilings or float structures;</p> <p><u>3c.</u> Buoys shall be located and managed in a manner that minimizes impacts to aquatic habitat;</p> <p><u>4d.</u> No more than four buoys per acre are allowed.</p> <p><u>C.</u> <u>Proposals that do not meet the requirements of subsections B.6, 8, 9 or 15 of this section and that are designed to support a commercial water-dependent use, or to provide public access, or to serve residential uses, may be considered by the director. For any alternative proposal, the applicant must demonstrate that the proposed deviation is the minimum necessary to meet the needs of the specific use proposed, and provides an equal or greater degree of protection of ecological functions and anadromous species habitat than would strict adherence to the standards. For purposes of meeting this requirement, the director will review the required habitat management plan to determine whether the project is adequately protective.</u></p>		
7	KMC 16.10.110	Definition of Critical Areas	<p>KMC 16.10.110 shall be revised as follows:</p> <p>16.10.110 Critical areas.</p> <p>The definitions for "critical areas" in KMC 18.20 shall apply in shorelines.</p> <p><u>"Critical areas" means any of the following areas or ecosystems: aquifer recharge areas, fish</u></p>	The definition of "critical areas" should be in the SMP.	

			<u>and wildlife habitat areas of importance, frequently flooded areas, geologically hazardous areas, streams, and wetlands, as defined in Chapter 36.70A RCW and this chapter. [Ord. 06-0244 § 21.]</u>		
8	KMC 16.10.640	Wetland Definition	<p>KMC 16.10.640 shall be modified as follows:</p> <p>16.10.640 Wetlands.</p> <p>“Wetlands” means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands. For identifying and delineating a wetland, local government shall use the Washington State Wetland Identification and Delineation Manual (1997)</p>	Change is necessary to ensure that wetland definition is current.	
9	KMC 18.55.330.G.1	Wetland Mitigation Ratios	<p>KMC 18.55.330.G.1 shall be modified as follows:</p> <p>Acreage Replacement Ratios. The following ratios shall apply to creation or restoration that is in-kind, on-site, the same class, timed prior to or concurrent with alteration, and has a high probability of success. These ratios do not apply to remedial actions resulting from unauthorized alterations; greater ratios shall apply on a case-by-case basis. These ratios do not apply to the use of credits from a state-certified wetland mitigation bank. The first number specifies the acreage of replacement wetlands and the second specifies the acreage of wetlands altered.</p> <p>Class 1 — 3 to 1</p> <p>Class 2 — 2 to 1</p> <p>Class 3 — 1 to 1</p>	Change is necessary to ensure that wetland mitigation ratios are current.	

Wetland Mitigation Ratios:

<u>Category and Type of Wetland</u>	<u>Creation or Reestablishment (C/R)</u>	<u>Creation (C) or Reestablishment (R) plus Enhancement (E)</u>	<u>Enhancement (E) Only</u>
Class 1	3:1	1:1 C/R plus 6:1 E	Not Allowed
Class 1 (Mature Forested)	6:1	1:1 C/R plus 20:1 E	Not Allowed
Class 2	2:1	1:1 C/R plus 4:1 E	Not Allowed
Class 3	1.5:1	1:1 C/R plus 2:1 E	6:1

			<p><u>Wetland Mitigation Ratios:</u></p> <table border="1"> <thead> <tr> <th><u>Category and Type of Wetland</u></th> <th><u>Creation or Reestablishment (C/R)</u></th> <th><u>Creation (C) or Reestablishment (R) plus Enhancement (E)</u></th> <th><u>Enhancement (E) Only</u></th> </tr> </thead> <tbody> <tr> <td>Class 1</td> <td>3:1</td> <td>1:1 C/R plus 6:1 E</td> <td>Not Allowed</td> </tr> <tr> <td>Class 1 (Mature Forested)</td> <td>6:1</td> <td>1:1 C/R plus 20:1 E</td> <td>Not Allowed</td> </tr> <tr> <td>Class 2</td> <td>2:1</td> <td>1:1 C/R plus 4:1 E</td> <td>Not Allowed</td> </tr> <tr> <td>Class 3</td> <td>1.5:1</td> <td>1:1 C/R plus 2:1 E</td> <td>6:1</td> </tr> </tbody> </table>	<u>Category and Type of Wetland</u>	<u>Creation or Reestablishment (C/R)</u>	<u>Creation (C) or Reestablishment (R) plus Enhancement (E)</u>	<u>Enhancement (E) Only</u>	Class 1	3:1	1:1 C/R plus 6:1 E	Not Allowed	Class 1 (Mature Forested)	6:1	1:1 C/R plus 20:1 E	Not Allowed	Class 2	2:1	1:1 C/R plus 4:1 E	Not Allowed	Class 3	1.5:1	1:1 C/R plus 2:1 E	6:1		
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10	KMC 18.55.320.F.2	Measurement of Wetland Buffers	<p>KMC 18.55.320.F.2 shall be modified as follows:</p> <p>Measurement of Wetland Buffers. Wetland buffers shall be measured from the wetland edge as delineated and marked in the field using the <u>1987 1997 U.S. Army Corps of Engineers Wetland Delineation Manual and current Regional Supplements Washington State Wetland Identification and (Ecology)- or as may be revised in WAC 173-22-035 and WAC 173-22-080 or the most recent approved federal manual and regional supplements.</u></p>	Change is necessary to ensure that wetland standards are current.																					
11	KMC 18.55.330.A	Mitigation Standards	<p>KMC 18.55.330.A shall be modified as follows:</p> <p>Mitigation Shall Achieve Equivalent or Greater Ecological Functions. Mitigation for alterations to wetlands and buffers shall achieve equivalent or greater ecologic functions than exist in the impacted wetland and buffer. Mitigation plans shall be generally consistent with the Department of Ecology Guidelines found <u>in Wetland Mitigation in Washington State – Part 1, Version 1, March 2006, Publication #06-060-011a and Wetland Mitigation in Washington State - Part 2, Version 1, March 2006, Publication #06-060-011b.</u> for Developing Freshwater Wetlands</p>	Change is necessary to ensure that wetland standards are current.																					

			Mitigation Plans and Proposals, 1994, as revised.		
12	KMC 18.55.210	Mitigation Sequencing	<p>KMC 18.55.210 shall be modified as follows:</p> <p>Applicants shall demonstrate that all reasonable efforts have been examined with the intent to avoid and minimize impacts to critical areas. When an alteration to a critical area is proposed, such alteration shall be avoided, minimized, or compensated for as outlined by WAC 197-11-768, in the following order of preference:</p> <ul style="list-style-type: none"> A. Avoiding the impact altogether by not taking a certain action or parts of actions; B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation; <u>by using appropriate technology or by taking affirmative steps to avoid or reduce impacts.</u> C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment; D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and/or E. Compensating for the impact by replacing or providing substitute resources or environments.; <u>and/or</u> F. <u>Monitoring the impact and the compensation projects and taking appropriate corrective measures.</u> 	Change is necessary to make the mitigation sequencing requirements in the SMP consistent with the mitigation sequencing requirements in the Guidelines.	

			Mitigation for individual actions may include a combination of the above measures. [Ord. 06-0244 § 59 (Exh. 1).]		
13	KMC 16.65.010	Clarification of applicable standards	<p>KMC 16.65.010 shall be modified as follows:</p> <p>16.65.010 Interpretation of shoreline density and dimensions table.</p> <p>A. The shoreline density and dimensions table in KMC 16.65.020 establishes the shoreline standards within each of the shoreline environments. The shoreline environment is located on the vertical column and the density and dimensions standard is located on the horizontal row of the table. The table should be interpreted as follows:</p> <ol style="list-style-type: none"> 1. If the cell is marked with a Z in the box at the intersection of the column and the row, the shoreline does not impose a specific buffer requirement on that use, although the standards for the underlying zoning apply. In some cases, no standard is provided because the use is prohibited under KMC 16.450. 2. If the cell has a number in the box at the intersection of the column and the row, that number is the density or dimension standard for that shoreline environment. 3. If the cell has a parenthetical number in the box at the intersection of the column and the row, that parenthetical number identifies specific conditions listed in KMC 16.65.020.B that are related to the density and dimension standard for that environment. <p>B. The density and dimensions enumerated in this section apply to any lot within the shoreline jurisdiction. If there is a conflict between the density and dimension standards in this section and the underlying zoning regulations, the more restrictive standard shall apply.</p> <p>C. For development in critical areas and critical area buffers, the applicable provisions of Section 18.55 apply unless a specific exception is provided in the shoreline code. Because</p>	Corrects a code citation within the SMP	

Lake Washington, the Sammamish River, and Swamp Creek are all fish and wildlife habitats of importance, a habitat management plan is required for any in-water or overwater development or activity, per KMC 18.55.520.

14
KMC
16.65.020.A

Buffers listed
in shoreline
modification
table

KMC 16.65.020.A shall be modified as follows:
16.65.020 Shoreline density and dimensions table and development conditions.

A. Shoreline Density And Dimensions Table

	DOWNTOWN WATERFRONT	SHORELINE RESIDENTIAL	URBAN CONSERVANCY	NATURAL	AQUATIC
Standards					
Shoreline Buffers from OHWM on Lake Washington					
Water-dependent commercial development	20 ft (1)	Z	115 ft (1) Z	Z	0
Water-related commercial development	20 (1) ft	Z	115 ft (1) Z	Z	0
Non-water-dependent and non-water-related commercial development	50 ft (1)	Z	150 ft	Z	Z
Government services	20 ft (6)	20 ft (6)	20 ft (6)	20 ft (6)	0

This corrects an oversight in the buffer standards.

			Single family residential development	Z	25 ft (2)	115 ft (2)	150 ft (2)	Z				
			Multifamily residential development	50 ft	75 ft	115 ft	Z	Z				
			Water-dependent and water-related manufacturing and industrial use	20 ft (1) (3)	Z	<u>115 ft (1) (3)</u> Z	Z	0				
			Non-water-related manufacturing and industrial use	50 ft	Z	Z	Z	Z				
			Parks and recreation	50 ft (4)	75 ft (4)	115 ft (4)	115 ft (4)	0				
			Accessory Surface Parking	100 ft	100 ft	115 ft	<u>150 ft</u> Z	0				
			Utilities and regional land uses	50 ft (5)	75 ft (5)	115 ft (5)	115 ft (5)	Z				
			Building Setback from the Shoreline Buffer									
			Single Family uses	15 ft	25 ft (2)	15 ft	15 ft	Z				

