**Piers, Docks and Floats**

Mooring Structures and Boating Facilities

**What are Mooring Structures?**
Mooring structures include piers, docks, floats and buoys and any associated pilings, ramps, lifts and railways used for the purpose of commerce, recreation or public access. Any mooring structure or grouping of structures that provide docking space for more than ten boats, whether public or private is considered a *marina* and will need to also follow the standards of the SMP for Boating Facilities.

**Where are Mooring Structures Allowed?**
Unless otherwise specified due to the presence of certain habitats or species, mooring structures may be permitted as follows:

- In the High Intensity, Shoreline Residential, Urban Conservancy and Rural Conservancy Environment Designations with a Substantial Development Permit.
- In the Natural Environment Designation, Prohibited for single use, with a Conditional Use Permit for joint-use.
- Mooring buoys are exempt from a Substantial Development Permit, but must still meet the provisions of the SMP.

**Changes in the Draft SMP**
The updated Mooring Structures section primarily adds language consistent with the Washington Department of Natural Resources and the US Army Corps of Engineers, both of whom also have permitting authority over most mooring structures. Specific changes include consistency with regard to construction materials, dimension standards, maintenance, aquatic vegetation buffers, and minimization of impacts to forage fish.

Other changes include:
- Buoys preferred over any over-water structure and the permit requirements clarified to be consistent with Washington Department of Fish and Wildlife applied standards
• New development of two or more homes is limited to joint-use structures
• Over-water covered moorage associated with single family homes is prohibited
• Over-water structures within 100’ of the mouth of streams and rivers on lakes and marine shoreline are prohibited
• No dock length limit is proposed, but a minimum water depth of 4’ must be obtained at low tide, and in no case may the structure exceed 15% of the fetch (shore to shore distance) unless a navigational study is approved.

Boating Facilities
In addition to the development standards for mooring structures, boating facilities have additional standards to follow. Boating facilities include public and private mooring structures and related services, serving five or more single-family residences or the public. Boating facilities may also include marinas, boat launching, boat storage, sale of supplies, or service for pleasure or commercial craft.

With regard to marinas, the SMP update includes language to ensure consistency with state requirements. Proposed revisions include, but are not limited to:

• Clarifying health ordinances which must be followed
• Protecting the navigation rights of the public
• Locating non-water dependent structures above the Ordinary High Water Mark
• Avoiding shallow embayments with poor flushing or critical saltwater habitats when siting new boating facilities.

For more information and to review the draft sections for Mooring Structures and Boating Facilities, please visit www.kitsapshoreline.org