Draft Shoreline Residential Designation for Discussion Purposes Only

Shoreline Residential Designated Lands

1. Purpose. The purpose of the "shoreline residential" environment is to accommodate residential development and associated structure that are consistent with this chapter. An additional purpose is to provide opportunities for public access and recreational use.

2. Management policies.

A. Standards for density or minimum frontage, setback, lot coverage limitations, buffers, shoreline stabilization, upland conservation, critical area protection, and water quality shall be set so as not to use or destroy critical shoreline ecological functions, taking into account the environmental conditions, the biological characteristics of the species, the size and location of the forested areas and wetlands, the extent of infrastructure and services available, and other comprehensive planning considerations.

Local governments may establish two or more different "shoreline residential" environments to accommodate different shoreline densities or conditions, provided both environments adhere to the provisions in this chapter.

B. Multi-family and mixed-use residential and recreational developments should provide public access and joint use for community recreational facilities.

C. Existing public utilities and public services should be available and adequate to serve existing needs and/or planned future development.

D. Commercial development should be limited to water-oriented uses.

3. Designation criteria.

Assign a "shoreline residential" designation to shoreline areas inside urban growth areas, as defined in RCW 36.70A.110, incorporated municipalities, "local areas of future shoreline development," or "designated lands." Only if the residential neighborhood is to accommodate residential development or are planned and zoned for residential development does it apply to these areas.

4. Purpose. The "master planned" residential neighborhoods is to accommodate residential development and associated structure that are consistent with this chapter. An additional purpose is to provide opportunities for public access and recreational use.

5. Management policies.

A. Standards for density or minimum frontage, setback, lot coverage limitations, buffers, shoreline stabilization, upland conservation, critical area protection, and water quality shall be set so as not to use or destroy critical shoreline ecological functions, taking into account the environmental conditions, the biological characteristics of the species, the size and location of the forested areas and wetlands, the extent of infrastructure and services available, and other comprehensive planning considerations.

Local governments may establish two or more different "master planned" residential neighborhoods to accommodate different shoreline densities or conditions, provided both environments adhere to the provisions in this chapter.

6. Designation criteria.

Assign a "master planned" residential designation to shoreline areas inside urban growth areas, as defined in RCW 36.70A.110, incorporated municipalities, "local areas of future shoreline development," or "designated lands." Only if the residential neighborhood is to accommodate residential development or are planned and zoned for residential development does it apply to these areas.

7. Shoreline Residential Designated Lands

- Associated Wetlands
- Cities
- Military Lands
- Tribal Lands
- Urban Growth Areas
- All Lakes, Pond, and Reservoirs
- 20 CFS+ MAI STREAMS
- Shoreline
- Road Center Lines
- State Highway
- Other Roads