Shoreline Residential
SHORELINE ENVIRONMENT DESIGNATION

Definition and Mapping Criteria
Shorelines are mapped with a Shoreline Residential designation if:

• They are located in or out of the Urban Growth Area (UGA) or Limited Area of More Intense Rural Development (LAMIRD), and
• They are currently predominately single-family or multi-family residential development, except where there are significant environmental limitations, or
• They are currently platted for residential development.

Buffers and Setback
Standard Buffer (starting): 85’
Reduced Standard Buffer: 50’
Building Setback: 15’

% Land Area Drafted Shoreline Residential: 22.5%
% of Parcels Drafted Shoreline Residential: 47.9%

Development Activities
The following is a summary of the type of development activities permitted in the Shoreline Residential designation. Site specific information may require a different permit type or conditions. Please review the applicable section of the draft SMP for details.

Shoreline Substantial Development Permit:
• Agriculture
• Aquaculture: low impact (CUP for new geoduck aquaculture)
• Boating Facilities: (CUP for new marinas)
• Commercial Development: (water-oriented uses only, except in limited cases)
• Forest Practices: non-commercial only
• Mooring Structures (piers and docks)
• Recreational Development

Beach Drive, near Port Orchard
• **Residential Development:** (primary, single family residence exempt from SDP)
• **Shoreline Stabilization** (Armoring): “soft” shoreline stabilization measures when criteria are met

Shoreline Conditional Use Permit:
• **Aquaculture:** for commercial geoduck
• **Barrier Structures** (groins, weirs, breakwaters): SDP if for ecological restoration
• **Dredging and Fill:** SDP if for ecological restoration
• **Industrial**
• **Shoreline Stabilization** (Armoring): administrative CUP for “hard” shoreline stabilization measures, when demonstrated necessary

Prohibited:
• **Commercial Development:** non-water oriented, except in limited cases
• **Forest Practices:** commercial

More Information:
All Draft SMP materials may be found at [www.kitsapshoreline.org](http://www.kitsapshoreline.org)
• For more information on the Shoreline Residential designation, please see Draft SMP Chapter 3.
• For more information on a specific development activity listed above, please see the applicable section from Draft SMP Chapter 7.