

**Shoreline Environments Use Chart Caveats**

1. Only when b. Occupied solely by no more than two (2) existing floating homes as defined in subsection A4 of Section 23.60.196, under any of the following conditions: (1) The floating homes have been evicted from other moorage pursuant to the provisions of subsections E, G or H of Section 7.20.040, Seattle Municipal Code, or (2) The floating homes have been relocated from other moorage pursuant to a settlement agreement entered into prior to April 1, 1987 between a moorage owner and a tenant floating-home owner arising out of a legal action for eviction, c. No more than one (1) such moorage or moorage expansion is permitted per lot established as of April 1, 1987, and d. The moorage is added to a recreational marina, commercial moorage, or floating home moorage existing as of the effective date of the ordinance codified in this chapter1;

2. which: 1. Are part of a mixed-use development when the light manufacturing uses occupy no more than twenty-five (25) percent of the developed portion of the lot, 2. Contribute to the maritime or tourist character of the area, and 3. Are located to accommodate water-dependent or water-related uses on site;

4. if no reasonable alternative location exists;

6. Excluding communication utilities

8. necessary to service shoreline lots

9. including accessory parking

10. except permitted shoreline recreational uses;

12. The following residential uses: 1. Residences on dry land when the underlying zoning is Residential Commercial (RC) and when the residential use is located above the ground floor of a structure containing nonresidential uses on the ground floor, 2. Existing residences on dry land provided there is no increase in the number of units, 3. Existing over-water single-family residences provided there is no additional water coverage,

13. new dwellings may be allowed on the dry land portion of the lot when: a. Not located near uses which are normally incompatible with residential use because of factors such as noise, air and water pollutants, or aesthetic values protected by this chapter, b. Located above the ground floor of a structure containing nonresidential uses on the ground floor, except that single-family residences along Seaview Avenue Northwest between 34th Avenue Northwest and Northwest 60th Street may be located on the ground floor, c. Located near other residences on waterfront lots, d. Not located on a lot or in an area which would make the lot suitable for use by water-dependent or water-related use by having any of the following characteristics: (1) Existing piers or other structures suitable for use by a water-dependent use, (2) Adequate amounts of submerged and dry lands, or (3) Adequate water depth and land slope, 2. Reserved. 3. Floating home moorages in Lake Union or Portage Bay when: a. After considering the nature and condition of nearby structures and uses the Director determines that the immediate environs are not incompatible with residential use, b. The residential use will not usurp land better suited to water-dependent, water-related or associated industrial or commercial uses, c. The structural bulk of the floating home development will not adversely affect surrounding development, and d. When the floating home development is buffered by distance, screening or an existing recreational marina from adjacent nonresidential uses and vacant lots;

14. constructed partially or wholly over water and meeting the following conditions: 1. If located on a residentially zoned and privately owned lot established in the public records of the County or City prior to March 1, 1977 by deed, contract of sale, mortgage, platting, property tax segregation or building permit; and 2. If the lot has less than thirty (30) feet but at least fifteen (15) feet of dry land calculated as provided for in measurements Section 23.60.956; and 3. If the development is limited to the dry-land portion of the site, to the greatest extent possible, and particularly to the most level and stable portions of the dry-land area.

15. Development standards of the underlying zone applicable to the single-family use in a CR environment may be waived or modified by the Director to minimize the amount of development over submerged lands.

19. Uses permitted in the CW Environment shall also meet the use standards of abutting waterfront shoreline environments. Uses may also require separate approval from the Washington Department of Natural Resources.

21. Helistops if following criteria are satisfied: 1. The helistop is for takeoff and landing of helicopters which serve a public safety, news gathering or emergency medical care function, is part of an approved transportation plan and is a public facility, or is part of an approved transportation plan and located at least two thousand (2,000) feet from a residential zone; 2. The helistop is located so as to minimize adverse physical environmental impacts on lots in the surrounding area, and on public parks and other areas where substantial public gatherings may be held; 3. The lot is of sufficient size that operations of the helistop and flight paths of helicopters can be buffered from the surrounding area; 4. Open areas and landing pads shall be hardsurfaced; and 5. The helistop meets all federal requirements including those for safety, glide angles and approach lanes.

22. complicated regs on water incentive (see 23.60.666)

24. These uses shall only be permitted on waterfront lots when a water-dependent use occupies forty (40) percent of the dry-land portion of the lot or the development provides one (1) or more of the following facilities or amenities in addition to regulated public access: a. Facilities for the moorage, restoration, or reconstruction of one (1) or more historic vessels, b. Terminal facilities for one (1) or more cruise ships, harbor tour boats, or foot passenger ferries, c. More than five hundred (500) lineal feet of moorage for commercial fishing vessels at rates equivalent to that charged at public moorage facilities, d. Facilities for a maritime museum or waterfront interpretive center that is a separate nonprofit organization existing at time of application, e. More than one thousand five hundred (1,500) lineal feet of saltwater moorage for recreational vessels, f. A major public open space, occupying at least one-third ( 1/3) of the dry-land lot area, which includes a public walkway with benches and picnic tables along the entire water frontage, and connecting public walkways to adjacent sites and any nearby public parks or other public facilities. The Director shall require adequate signed parking for the open space, or g. Other facilities or amenities similar to those listed above which provide an opportunity for substantial numbers of people to enjoy the shoreline, when approved by the Director;

25. only when non-water-dependent uses located over water on lots with a depth of less than fifty (50) feet of dry land

26. when associated with a public park

27. non-water-dependent commercial uses on dry land only

28. The following non-water-dependent uses associated with a recreational marina may be permitted when meeting the following criteria in subsection: a. The use is associated with a recreational marina with at least nine thousand (9,000) lineal feet of moorage, b. The size and location of the use will not restrict efficient use of the site for water-dependent recreation or public access, and c. The use is located on dry land, provided the use may be located over water if the lot has a depth of less than fifty (50) feet and a dry land location is not feasible;

29. The following non-water-dependent uses may be permitted on an historic ship when a. The use is located on a ship designated as historic by the Landmarks Preservation Board or listed on the National Register of Historic Places, b. The use is compatible with the existing design and/or construction of the ship without significant alteration, c. Other uses permitted outright or as special uses are not practical, because of ship design or such uses cannot provide adequate financial support necessary to sustain the ship in a reasonably good physical condition, d. A Certificate of Approval has been obtained from the Landmarks Preservation Board, and e. No other historic ship containing restaurant or retail uses is located within one-half ( 1/2) mile of the proposed site;

30. The following Non-water-dependent uses associated with a public park may be permitted when meeting the following criteria: a. The use is associated with a public park, b. The use is located on a lot which does not exceed two thousand four hundred (2,400) square feet in area, and c. All personal and household goods sold or rented are for use on the lot or immediate adjacent waters.

31. The following non-water-dependent commercial uses are allowed and may be relocated on a lot when meeting the following criteria: a. The total of non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land portion of the lot; and b. The non-water-dependent commercial uses are located to accommodate any water-dependent or water-related uses on the lot.

33. in the Duwamish Manufacturing/Industrial Center only

34. in the Ballard Interbay Northend Manufacturing/Industrial Center only

36. provided that expansion of the hotel use shall be prohibited and expansion only for public access shall be permitted,

37. except existing hotels

38. except commercial laundries;

39. when located above wharf level,

40. WDWR only

41. WD only

42. WR only

43. Non-WD only

45. at street level only

46. Offices in the Lake Union area above the ground floor of a structure when permitted uses other than office or residential uses occupy the ground-floor level, and parking on the ground-floor level is limited to required parking,

47. Outside the Lake Union area

48. except of historic ships

49. for historic ships

50. provided that the impact of terminal operation on adjacent residential neighborhoods and streets can be mitigated, and

51. which do not have eating and drinking establishments and recreational marinas when: 1. a. Not located where frequent interference with the turning basins or navigational areas of large vessels or other conflict with shipping is likely to occur, and b. Not located where likely to conflict with manufacturing uses because of dust, noise or other environmental factors, or parking and loading access requirements or other safety factors; and 2. If located outside the Duwamish area, the yacht, boat or beach club or marina is located on a lot not suitable for a water-dependent or water-related manufacturing use, or for permitted water-dependent commercial uses because of: a. Shallow water depth, or b. An inadequate amount of dry land; provided that yacht, boat or beach clubs may have non-water-dependent facilities over water only when: (1) The dry-land portion of the lot is less than fifty (50) feet in depth, and (2) The location of such facilities on the dry-land portion of the lot is not feasible.

52. when: No eating and drinking establishments are included in the use, b. No more than one (1) pier or float is included in the use, and c. Any accessory pier or float meets the standards of Section 23.60.204 for piers and floats accessory to residential development.

53. which have non-water-dependent facilities, provided that such facilities may be located over water only when: 1. The dry-land portion of the lot is less than fifty (50) feet in depth, 2. Location of such facilities on the dry-land portion of the lot is not feasible, and 3. The facilities or amenities required by Section 23.60.600 C are provided;

54. existing facilities only

55. auto-trailer boat launching ramps are still prohibited

56. new facilities only

57. private facilities only

58. located outside of the Duwamish area

59. may be authorized by the Council according to the procedures of Section 23.60.068 when: 1. Located in the Duwamish area; 2. A determination has been made, according to the process established in Section 23.60.066, Process for determination of feasible or reasonable alternative locations, that no feasible alternative exists to locating a plant in the Seattle Shoreline District. The determination as to

feasibility shall be based upon the Shoreline Goals and Policies of the Seattle Comprehensive Plan, the Shoreline Management Act, as amended, and a full consideration of the environmental, social and economic impacts on the community; 3. The plant is set back sixty (60) feet from the line of ordinary high water; 4. A public access walkway is provided along the entire width of the shoreline except for any portion occupied by barge loading and unloading facilities to serve the plant, public access being most important along views of the water and any other significant shoreline element; and 5. All reasonable mitigation measures to protect views and to control odors, noise, traffic and other impacts on the natural and built environment shall be provided.

60. at ground level in the Lake Union area

61. maritime museums only

62. except those permitted on historic ships

63. Expansion of existing sewage treatment plants in the CM Environment to add capacity or a new treatment level may be authorized by the Council according to the procedures of Section 23.60.068 when: A. A determination has been made, according to the process established in Section 23.60.066, Procedure for determination of feasible or reasonable alternative locations, that no feasible alternative exists to expanding the plant in the CM Environment. The determination as to feasibility shall be based upon the Shoreline Goals and Policies, the Shoreline Management Act, as amended, and a full consideration of the environmental, social and economic impacts on the community; B. Public access is provided along the entire length of the shoreline except for any portion occupied by barge loading and unloading facilities to serve the plant. Public access shall be most important along views of the water and any other significant shoreline element; and C. All reasonable mitigation measures to protect views and to control odors, noise, traffic and other impacts on the natural and manmade environment are required.

64. Permitted per 23.60.090 with specific standards

65. Expansion of existing sewage treatment plants, not including expansion for additional treatment capacity or the addition of a new treatment level;

66. Public facilities that are part of an approved public improvement plan for the Harbor front adopted by the Council are permitted outright

67. provided that if more than two (2) square yards of dry land per lineal yard of shoreline is created, the landfill meets the following additional criteria: a. No reasonable alternative to the landfill exists, b. The landfill provides a clear public benefit, and c. The landfill site is not located in Lake Union or Portage Bay.

68. New residences over water and residential uses at or below the ground floor are prohibited on waterfront lots except as otherwise permitted as conditional uses

69. in Lake Union or Portage Bay only

70. The above uses are permitted on dry land when:

a. The non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land area of the lot except that when the lot provides more than nine thousand (9,000) lineal feet of moorage for

commercial vessels, the non-water-dependent commercial uses may occupy up to twenty (20) percent of the dry-land area of the lot,

b. The total of all non-water-dependent commercial and manufacturing uses occupy no more than twenty (20) percent of the dry land area of the lot, and

c. The uses are located on site to accommodate water-dependent or water-related uses on site,

3. The uses listed in subsection B1 are permitted on dry land or over water when:

a. The lot has less than fifty (50) feet of dry land and, if located over water, a dry-land location of the uses is not feasible,

b. The non-water-dependent commercial uses occupy no more than five (5) percent of the total lot area including submerged lands,

c. The total of all non-water-dependent commercial and manufacturing uses occupy no more than ten (10) percent of the total lot area including submerged land, and

d. The non-water-dependent uses are located to accommodate the water-dependent or water-related uses on site,

4. The uses permitted in subsection B1 may be relocated on a lot provided the requirements of subsection B2 or B3 are met;

71. C. Multifamily residential and research and development laboratory uses when:

1. The lot abuts a lot designated Urban Residential:

2. All Urban Stable Development Standards are met;

3. The facilities or amenities required by Section 23.60.600  C are provided;

4. Residential uses are limited to locations on dry land and above the ground floor of a structure; and

5. Not located within one hundred (100) feet of an abutting lot designated Urban Industrial.

72. In structures designated as Landmarks, pursuant to Chapter 25.12, Landmarks Preservation

73. The following non-water-dependent commercial and manufacturing uses may be permitted as principal uses on dry land or over water when meeting the criteria of subsection B2 or B3:

2. The above uses are permitted on dry land when:

a. The non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land area of the lot except that when the lot provides more than nine thousand (9,000) lineal feet of moorage for commercial vessels, the non-water-dependent commercial uses may occupy up to twenty (20) percent of the dry-land area of the lot,

b. The total of all non-water-dependent commercial and manufacturing uses occupy no more than twenty (20) percent of the dry land area of the lot, and

c. The uses are located on site to accommodate water-dependent or water-related uses on site,

3. The uses listed in subsection B1 are permitted on dry land or over water when:

a. The lot has less than fifty (50) feet of dry land and, if located over water, a dry-land location of the uses is not feasible,

b. The non-water-dependent commercial uses occupy no more than five (5) percent of the total lot area including submerged lands,

c. The total of all non-water-dependent commercial and manufacturing

uses occupy no more than ten (10) percent of the total lot area including submerged land, and

d. The non-water-dependent uses are located to accommodate the water-dependent or water-related uses on site,

4. The uses permitted in subsection B1 may be relocated on a lot provided the requirements of subsection B2 or B3 are met;

74. 2. Location of such facilities on the dry-land portion of the lot is not feasible, and 3. The facilities or amenities required by Section 23.60.600 C are provided;

75. Place Holder

76. Covered wet moorage in Lake Union and Portage Bay

110 – minor communication facilities & freestanding transmission towers

111 – Commercial and retail in UI - Same as 31

113 – certain accessory uses in UM – Same as 70