

Table 1: Comparison of Current and Proposed Floating Home Regulations

	Nonconforming Floating Home		Conforming Floating Home		Proposed
	Code Provision	Required	Code Provision	Required	
Float Area	23.60.196.C1.a	Float area shall not be increased.	23.60.196.B1.b	1,200 sq. ft.	Float area shall not be increased
Height	23.60.196.C1.b	18 feet max height from water level	23.60.196.B1.a	21 feet at highest point measured from water level	No expansion of existing structures shall be allowed above 18 ft.
Setback	23.60.196.C1.c	6 feet min distance (wall to wall) between floating homes	23.60.196.B1.e1	8 – ft minimum distance between floats or walls	Setbacks may not be reduced below existing conforming requirements or current setback and must meet existing non-conforming minimums if rebuilt or replaced
Setback		N/A	23.60.196.B1.e2	10-ft min. distance (wall to wall) between floating homes on opposite sides of moorage walkway.	
Setback	23.60.196.C1.d	3 feet min. distance between subject wall and site line	23.60.196.B1.e3	5-ft min distance between floating home float or wall and any floating home moorage lot line except when the lot line is adjacent to a public street row, a waterway or fairway.	
Open Water	23.60.196.C1.e	No part of home may be further extended over water, beyond float edge.	23.60.196.B1.g.	Each floating home shall abut open water at least 20-ft wide open navigable water.	No part of a home may be further extended overwater, beyond float edge. No standard for abutting navigable water
Walkway Access		N/A	23.60.196.B1.f	Each FM shall have direct access to 5-ft wide walkway	No walkway access standards
Accessory Float	23.60.196.C1.f	Floats existing prior to 3/1/1977 maintained & replaced but not expanded or transferred.		none	No new accessory structures. Floats existing prior to 3/1/1977 may be maintained & replaced not expanded or transferred.
Minimum site area		N/A	23.60.196.B1.c	2,000 w/exception	The total site area shall not be reduced below 2,000 sq ft or current site area
Total Water Coverage		N/A	23.60.196.B1.d	45% the submerged portion of the moorage lot area	Total water coverage shall not be increased beyond 45% of the submerged portion of the moorage lot area or current water coverage
View Corridor	23.60.196.C1.g	Cannot increase view corridor non-conformity			Cannot increase view corridor non-conformity
Floor area					The total floor area of a structure may not be increased unless total float area is 1,200 sq ft or less
Basements					No new living or storage spaces may be located below water level. Existing living or storage spaces below w. l. may be remodeled, replaced, or rebuilt, but may not be expanded.