

Table 2. Current Regulations for Lot Coverage in each Shoreline Environment

	Code	Exceptions
UR	SMC 23.60.574 Structures including floats and piers shall not occupy more than 35 percent of a waterfront lot or an upland lot.	Floating home moorages shall meet the lot coverage provisions in Section 23.60.196, Floating homes. On single-family zoned lots, the maximum lot coverage permitted for principal and accessory structures shall not exceed 35 percent of the lot area or 1,750 square feet, whichever is greater. On multifamily zoned lots, the lot coverage percentage of the underlying zone shall apply.
US	SMC 23.60.634 Structures, including floats and piers, shall not occupy more than 50 percent of the submerged land of any lot.	On waterfront lots with less than an average of 50 feet of dry land between the ordinary high water mark and the street right-of-way, a maximum lot coverage of 65 percent is permitted on the dry-land portion of the lot. On single-family zoned lots the maximum lot coverage permitted for principal and accessory structures shall not exceed 35 percent of the lot area or 1,750 square feet, whichever is greater.
UH	SMC 23.60.694 Structures, including floats and piers, shall not occupy more than 50 percent of the submerged land of any lot.	Piers may exceed permitted lot coverage by the addition of floats for open wet moorage. Maximum float size above existing lot coverage or the lot coverage limit, whichever is greater, is 3,600 square feet or an area equivalent to 12 feet times the length of the pier, whichever is greater. An additional 400 square feet of coverage shall be permitted for an access ramp. Existing floats may be increased in size up to this limit. Developments which include major water-dependent uses may be permitted to increase lot coverage and to depart from the other development standards under the Water-dependent Incentive provision as a Council conditional use.
UM	SMC 23.60.754 Structures, including floats and piers, shall not occupy more than 50 percent of the submerged portion of a waterfront lot.	Structures, including floats and piers, may occupy up to 65 percent of the submerged portion of a waterfront lot which has a depth of less than 50 feet of dry land.

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UI	SMC 23.60.874 Structures may occupy up to 100 percent of both submerged and dry-land lot area of a waterfront lot.	
CN CP UG	No lot coverage standards for submerged land	
CR	SMC 23.60.396 Structures, including floats and piers, shall not occupy more than 35 percent of a waterfront lot. (overwater coverage for residential piers is primarily limited by Pier & Dock standards in Table 1)	On single-family zoned lots, the maximum lot coverage permitted for principal and accessory structures shall not exceed 35 percent of the lot area or 1,750 square feet, whichever is greater.
CM	SMC 23.60.456 Structures, including floats and piers, shall not occupy more than thirty-five (35) percent of a waterfront lot or an upland lot. (overwater coverage for residential piers is primarily limited by Pier & Dock standards in Table 1)	On single-family zoned lots, the maximum lot coverage permitted for principal and accessory structures shall not exceed 35 percent of the lot area or 1,750 square feet, whichever is greater.
CW	SMC 23.60.516 Structures shall not occupy more than 35 percent of the entire waterway nor more than 40 percent of the width of the waterway.	