

Shoreline Residential

*Shoreline Environment Designation
Shoreline Master Program (SMP)*

What is a shoreline environment designation?

Shoreline environment designations work like a zoning overlay. Each designation has standards for development and allowed uses that apply in addition to the zoning regulations. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within similar environmental conditions.

There are three environment designations for the White River and Green River shorelines in Auburn: **Natural**, **Urban Conservancy** and **Shoreline Residential**.

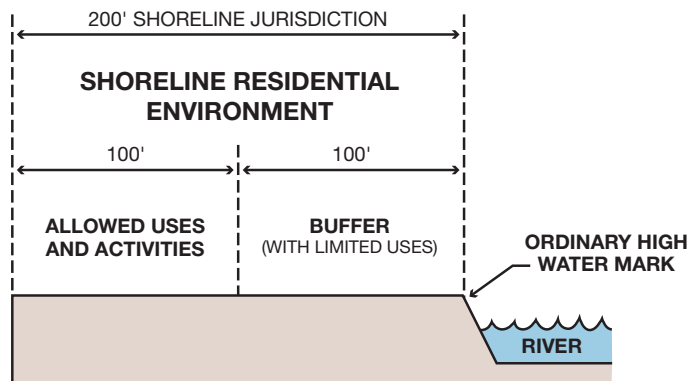
What is the purpose of the Shoreline Residential designation?

Single family residential development is considered a “priority” use under the State Shoreline Management Act. The purpose of the Shoreline Residential designation is to preserve shoreline areas for residential development. An additional purpose is to provide appropriate public access and recreational uses.

What is the required buffer in the Shoreline Residential designation?

A one-hundred foot buffer from the “ordinary high water mark” to provide riparian habitat and protect water quality.

Buffers should consist of an undisturbed area of native vegetation. No buildings or structures are allowed in the buffer unless specifically permitted by the SMP. Development activities allowed in the buffer are limited to uses such as unpaved trails and habitat enhancement projects. If development exists, revegetation or enhancement may be required when the property redevelops or changes use.



FURTHER INFORMATION: If you have any questions please contact the Planning Services Division at 253-931-3090.

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Allowed Uses and Activities

Agriculture if established and ongoing

► SEE SECTION 4.7.2

Boating facilities if boat launching ramps are open to the public

► SEE SECTION 4.7.4

Clearing and grading if associated with an allowed shoreline development

► SEE SECTION 4.6.5

Dredging to maintain navigability only

► SEE SECTION 4.6.2

Fill

- For habitat restoration
- At or above the ordinary high water mark

► SEE SECTION 4.6.6

Habitat enhancement and restoration projects

► SEE SECTION 4.6.7

Home-based daycare when accommodated by residential facilities and allowed by the underlying zoning

► SEE SECTION 4.7.8

Recreation, bridle, bicycling and walking trails; overwater pedestrian bridges; viewpoints; and pedestrian boardwalks

► SEE SECTION 4.7.7

Residential, new single family residences, residential subdivisions, and uses accessory to single family residences

► SEE SECTION 4.7.8

Shoreline stabilization if accessory to an existing single-family residence

► SEE SECTION 4.6.4

Signs

► SEE SECTION 4.7.9

Flood hazard reduction if replacing or rehabilitating existing levees

► SEE SECTION 4.4.6

Transportation facilities, roads, bridges, and pedestrian overpasses and underpasses of railroad facilities

► SEE SECTION 4.7.10

Utilities, storm drain outfalls; primary conveyance and distribution facilities; and accessory utility facilities to serve allowed development

► SEE SECTION 4.7.11

Uses Allowed Only with a Conditional Use Permit

Dredging and dredge material disposal, for habitat and flood protection projects

► SEE SECTION 4.6.2

Fill extending waterward of the ordinary high water mark for water dependent uses (e.g., fishing piers)

► SEE SECTION 4.6.6

In-stream water diversion structures

► SEE SECTION 4.7.5

Recreation that has non-water related accessory uses or water-enjoyment uses (e.g., park)

► SEE SECTION 4.7.7

Residential, multi-family residences and supportive housing

► SEE SECTION 4.7.8

Shoreline stabilization when not associated with a single-family residence

► SEE SECTION 4.6.4

Transportation facilities, relocation or expansion of existing railroad tracks

► SEE SECTION 4.7.10

Utilities, primary utilities and storm water storage or treatment ponds

► SEE SECTION 4.7.11

*These tables are intended for reference purposes only. Refer to the text sections of the SMP for all applicable provisions related to specific uses and activities.