Kittitas County Regional Shoreline Master Program Update
Draft Shoreline Use and Modifications Table and Dimensional Standards Table
November 2012

This handout presents the draft shoreline use and modification table and bulk and dimensional standards tables for the Kittitas Regional SMP update. The proposed tables are based on required planning guidance provided by the Department of Ecology in WAC 173-26-231 and 173-26-241 with consideration of local circumstances and management recommendations identified in the Inventory and Characterization Report.

For comparison, the current Kittitas SMP (1975) Shoreline Use and Bulk and Dimensional Standards tables are provided below in section III for reference.

I. Proposed Shoreline Use and Modifications Table (Chapter 3, Table 1)

The table below includes all shoreline environments present in Kittitas County. Local SMPs may have smaller Shoreline Use and Modification tables. For example, the minimum shoreline jurisdiction in the Town of South Cle Elum contains only the Shoreline Residential, Urban Conservancy, and Aquatic shoreline environments, so only these three environments would be included in its table. The City of Cle Elum's minimum shoreline jurisdiction contains the Natural, Urban Conservancy, Shoreline Residential, and Aquatic shoreline environments. The minimum shoreline jurisdiction in the City of Ellensburg contains the Urban Conservancy and Aquatic shoreline environments.

Table 1: Shoreline Use and Modifications Table

Key to Symbols: P=Permitted, may be subject to shoreline substantial development permit or shoreline exemption requirements. Must also be allowed by zoning district. C=Shoreline conditional use S= Dependent on the designation of the upland shore (Aquatic environment only) X=Prohibited N/A= Not applicable	High Intensity	Urban Conservancy	Shoreline Residential	Rural Conservancy	Natural	Aquatic
Agriculture						
Grazing	P	P	P	P	P	NA
General agricultural activities, including accessory structures, but excluding grazing	P	P	P	P	C	NA
Feedlot	C	X	X	C	X	NA
Manure Lagoon	X	X	X	X	X	NA
Aquaculture						
Floating net pen types & accessory Structures	X	X	X	C	C	S

Key to Symbols: P=Permitted, may be subject to shoreline substantial development permit or shoreline exemption requirements. Must also be allowed by zoning district. C=Shoreline conditional use S= Dependent on the designation of the upland shore (Aquatic environment only) X=Prohibited N/A= Not applicable	High Intensity	Urban Conservancy	Shoreline Residential	Rural Conservancy	Natural	Aquatic
On shore, confined types of facilities and accessory structures (including processing)	X	X	X	C	X	C
Boating facilities and marinas						
Launch ramps, public/community	P	P	P	P	C	C
Launch ramps, private	X	X	X	X	X	X
Marinas	P	P	P	P	X	S
Covered over-water structures	NA	NA	NA	NA	NA	X
Breakwater, groins, and jetties						
General	C	C	C	C	C	C
Commercial						
Water dependent	P	C	C	C	X	S
Non-water-oriented commercial	C	X	X	X	X	X
Dredging						
General	C	C	C	C	C	S
Filling, grading, and excavation						
General	P	P	P	P	C	C
Forest Practices						
Non-federal and non-exempt practices (see Section 5.10)	C	C	C	C	C	S
Industrial						
Water-oriented industrial development	C	X	X	X	X	S
Non-water-oriented industrial development	C	X	X	X	X	X
Instream structures						
General	P	P	P	C	C	S
Channelization or dams for flood control	P	C	P	C	C	S
Mining						
General	P	P	X	P	X	C

DRAFT

Key to Symbols: P=Permitted, may be subject to shoreline substantial development permit or shoreline exemption requirements. Must also be allowed by zoning district. C=Shoreline conditional use S= Dependent on the designation of the upland shore (Aquatic environment only) X=Prohibited N/A= Not applicable	High Intensity	Urban Conservancy	Shoreline Residential	Rural Conservancy	Natural	Aquatic
Mining within a channel migration zone	C	C	X	C	X	C
Surface oil and gas drilling	X	X	X	X	X	X
Piers and docks						
Private and joint use docks, piers, and floats	P	P	P	P	C	S
Recreational						
Water dependent	P	P	P	P	C	S
Non-water-oriented	C	C	C	C	X	S
Residential						
Single-family dwelling	P	P	P	P	C	X
Two-family dwelling	P	P	P	P	X	X
Multi-family dwelling	P	P	P	X	X	X
Shoreline habitat enhancement						
General	P	P	P	P	P	S
Shoreline stabilization						
Dikes/levees	C	C	C	C	C	C
Breakwaters, groins and jetties	C	C	C	C	C	C
Bulkheads and revetments	C	C	C	C	C	C
Bioengineering approaches	P	P	P	P	C	C
Signs						
Signage	P	P	P	P	P	X
Transportation						
General	P	P	P	P	C	S
Transportation facilities not serving a specific approved use	P	P	P	P	C	S
Parking accessory to a permitted use	P	P	P	P	C	X
Parking not accessory to a permitted use	X	X	X	X	X	X
Utilities						

DRAFT

Key to Symbols: P=Permitted, may be subject to shoreline substantial development permit or shoreline exemption requirements. Must also be allowed by zoning district. C=Shoreline conditional use S= Dependent on the designation of the upland shore (Aquatic environment only) X=Prohibited N/A= Not applicable	High Intensity	Urban Conservancy	Shoreline Residential	Rural Conservancy	Natural	Aquatic
Water systems	P	C	P	C	C	C
Wastewater systems	C	C	C	C	X	C
Solid waste facilities	X	X	X	X	X	X
Oil, gas and natural gas transmission	C	C	C	C	C	C
Electrical generation	P	C	P	P	C	C
Communication systems	P	C	P	P	C	C
Local utility distribution facilities	P	P	P	P	C	C
Transmission facilities	C	C	C	C	C	C
Dams, diversion and tailrace structures for hydroelectric power generation	C	C	C	C	C	C

DRAFT

II. Proposed Shoreline Bulk and Dimensional Standards Table (Section 5.22, Table 2)

(#): See note below du: dwelling unit	High Intensity	Urban Conservancy	Shoreline Residential	Rural Conservancy	Natural	Aquatic
Shoreline Setbacks	75’	100’	100’	100’	150’	N/A
Building Setback (measured from critical areas buffer)	15’	15’	15’	15’	15’	N/A
Side Yard Setback, General	20’	20’	20’	20’ (1)	20’ (1)	N/A(1)
Side Yard Setback, Single Family or Duplex	10’	10’	10’	10’	10’	N/A
Side Yard Setback, Boating Facilities	10’	15’	10’	15’	20’	(2)
Side Yard Setback, Mining	50’	100’	N/A	100’	N/A	N/A
Height	35’	35’	35’	35’	35’	N/A
Lot Frontage	80’	100’	100’	100’	150’	N/A
Rural Density (3)	N/A	N/A	1 du/ 5 acres	1 du/ 5 acres	1 du/ 10 acres	N/A
Urban Density (4)	6 du/ acre	6 du/ acre	6 du/ acre	N/A	1 du/ 10 acres	N/A

Notes to Shoreline Bulk and Dimensional Standards Table:

1. Side yard setbacks for Aquaculture shall be 500 feet.
2. Setback is based on upland shoreline environment.
3. “Rural Density” applies to unincorporated areas outside an urban growth area or localized area of more intense rural development (LAMIRD).
4. “Urban Density” applies to incorporated areas and unincorporated areas inside an urban growth area or localized area of more intense rural development (LAMIRD).

III. Land Use and Dimensional Standards Tables of Existing Kittitas SMP (1975)

A. Shoreline Use and Modification Table

Key to Symbols

P= Permitted, may be subject to shoreline substantial development permit or shoreline exemption requirements. May also be subject to development standards and limitations, see Chapter 6.

C= Shoreline conditional use

X= Prohibited

	Urban	Rural	Conservancy	Natural
Agriculture				

	Urban	Rural	Conservancy	Natural
General	P	P	P	P
Feedlot	P	P	P	P
Aquaculture				
General	P	P	P	X
Maintenance of Natural Spawning Grounds	P	P	P	P
Archaeological and Historic Sites				
Digging and Restoration to Protect Resources	P	P	P	P
Commercial Collection of Archaeological Artifacts	X	X	X	X
Commercial Development				
Shoreline Dependent	P	X	P	X
Shoreline Oriented	P	X	X	X
Non-Shoreline Oriented; Sited Away from OHWM	P	X	X	X
Dredging				
General	C	C	C	C
Dredging of Bottom Material for Fill	X	X	X	X
Forest Management				
General	P	P	P	X
Industrial Development				
Shoreline Dependent Development	P, per zoning	X	X	X
Non-Shoreline Dependent Development	X	X	X	X
Landfill				
For Water Dependent Uses	C	C	C	X
For Non-Water Dependent Uses	X	X	X	X
Marinas				
Open-Type Construction (Floating)	P	C	C	X
Solid-Type Construction (Not Floating)	P	C	C	X

DRAFT

	Urban	Rural	Conservancy	Natural
Mining				
Activities Not Interfering with Normal Stream Flow	P	P	P	X
Outdoor advertising				
General	P	P	P	P
Recreation				
Active Recreation Uses	P	P	P	X
Passive Recreation Uses	P	P	P	P
Residential				
Multi-Family	P	X	C	X
Single-Family	P	P	P	P
Roads, Railways, and Bridges				
General	P	P	P	P
Shoreline Works and Structures				
General	P	P	P	X
Solid Waste Disposal				
General	P	P	P	X
Utilities				
General	P	P	P	P

B. Existing Dimensional Standards Table

	Urban	**Rural**	**Conservancy**	**Natural**
Shoreline Setbacks	100’	100’	100’	200’
Road Setback	25’	25’	25’	25’
Side Yard Setback	5’	15’	15’	15’
Rear Yard Setback	10’	10’	10’	10’
Height	35’	35’	35’	35’
Lot Size	1 acre*	Based on zoning	1 acre*	5 acres
Lot Width (when abutting OHWM)	60’	300’	150’	300’

* Lot sizes may be smaller, based on water and septic systems.