

DEVELOPMENT ON SHORELINES

Topics covered in this Development Information Bulletin (DIB) include:

- What areas and activities are subject to shoreline regulations?
- Shoreline Development Permits (SDP)
- Shoreline Exemptions (SHE)

WHAT AREAS AND ACTIVITIES ARE SUBJECT TO SHORELINE REGULATIONS?

Shoreline regulations cover all areas below the Ordinary High Water Mark (OHWM) and all areas within 200' upland of the OHWM of Puget Sound. Shoreline regulations also apply to the waters of any lakes greater than 20 acres in size and the area within 200' of the lake (including, but not limited to, Goss Lake, Deer Lake, Lone Lake, Kristoferson Lake, Cranberry Lake (on Whidbey Island), and Crockett Lake).

The ordinary high water mark is defined either where a bulkhead exists, the line of vegetation on the beach, or the toe (bottom) of a bluff. The OHWM is **not** related to a tidal reference.

Any development or alteration to or within these areas is subject to the provisions of the State Shoreline Management Act, the Island County Shoreline Management Master Program, the shoreline setbacks established in the Zoning Ordinance ICC 17.03, and the Shoreline Use Regulations ICC 17.05 and ICC 16.21.

New construction on shorelines is also subject to setbacks and buffers, which are discussed in detail in DIB 514, Special Shoreline Setbacks and Buffers.

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT (SDP)

A Shoreline Substantial Development Permit (SDP) is required for the following:

- 1) A new bulkhead **not** associated with protection of an **existing** single-family residence.
- 2) New stairs over a bluff to the beach **not** associated with an **existing** single-family residence on the **same** parcel.
- 3) A new boat ramp, boat dock, floating dock (for a new dock the cost must exceed \$10,000 in freshwater, or \$2,500 in saltwater to require an SDP).
- 4) A new marina, breakwater, pier, jetty, groin, boathouse, aquaculture.
- 5) Dredging.
- 6) Installing underwater cables.
- 7) Grading a total of 250 cubic yards of material (cut and/or fill or a combination) **not** associated with the construction of a **new** single-family residence.

SHORELINE EXEMPTION (SHE)

Some Shoreline Exemptions include:

- Development of a typical owner-occupied single-family residence and typical appurtenances, including utilities, garage, decks, septic system, access and parking areas.

- Fill or excavation of up to 250 cubic yards, but only when associated with the construction of a new single-family residence.
- Minor repair or maintenance of existing bulkheads, docks, piers, boat ramps and other shoreline structures.

Shoreline issues associated with a construction of a new single-family residence can generally be dealt with through the building permit application. Other shoreline construction requires completion of a shoreline exemption application.

This is a partial summary of relevant regulations. The regulations regarding shorelines is complex, and if there is any question, the actual text of the controlling ordinance or statute should be consulted.

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

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