Shoreline Master Program
To remember us
as water knows its shore
by what we've etched, eroded,
moved and built,
and what we've left undone,
Preamble
The purpose of the Shoreline Master Program is to implement the Shoreline Management Act of 1971, which is based on the philosophy that the shorelines of the state are among the most valuable and fragile of its natural resources, and there is great concern throughout the state relating to their utilization, protection, restoration, and preservation. Coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights.

The shorelines of the state are defined by state law and in Redmond include: all lands extending landward 200 feet of the ordinary high water mark on the Sammamish River; Lake Sammamish, its underlying land, associated wetlands and all areas within the one percent numerical probability floodplain (100-year floodplain) as defined by the most recent Federal Emergency Management Agency map or study, together with those lands extending landward 200 feet from the ordinary high water mark; Bear Creek and Evans Creek where the mean annual flow is 20.0 cubic feet per second or greater and the land underlying the creek in those areas, associated wetlands, and all lands extending landward 200 feet from the ordinary high water mark on both sides of Bear Creek west of Avondale Road; all lands extending landward 200 feet from the ordinary high water mark on the south sides of Bear Creek east of Avondale Road and Evans Creek; and all lands extending landward 200 feet from the ordinary high water mark on the north side of Bear and Evans Creeks plus all areas within the one percent numerical probability floodplain (100-year floodplain) as defined by the most recent Federal Emergency Management Agency map or study.

It is acknowledged that Marymoor Park, although surrounded by the City of Redmond, lies in unincorporated King County. Although the City has no jurisdictional authority over the park, the City continues to remain interested and will coordinate with King County on future shoreline environment designations and uses.
A. Shoreline Environment Designations

Introduction

There are five shoreline environments. These designations are applied to homogenous areas and include policies to guide development of shoreline areas. These shoreline environments, as shown on the Shoreline Environments Map, incorporated as part of this paragraph, will be applied to the following areas:

- **Sammamish River North of the Puget Sound Energy Right-of-Way:** Designate the 200 feet of shoreline jurisdiction immediately along the river and associated wetlands Urban Conservancy on both sides of the river.

- **Sammamish River South of the Puget Sound Energy Right-of-Way to Lake Sammamish:** Designate the King County Sammamish River Park as Urban Conservancy and designate the balance of the adjacent property within the 200-foot shoreline jurisdiction as High-Intensity/Multi-Use. This designation shall be coincidental with the King County park property, which is approximately 100 feet in width, as of January 1, 2008. The area south of Marymoor Park (west side of river) is designated as Urban Conservancy.

- **Lake Sammamish:** Designate the shoreline as Shoreline Residential and the water surface as Aquatic. Associated wetlands at the north end of the lake should be designated Urban Conservancy.

- **Bear and Evans Creeks:**
  - **West of Avondale Road:** Designate a 150-foot-wide Urban Conservancy strip with the balance (outer 50 feet) of the shoreline designated as High-Intensity/Multi-Use. This should be modified to reflect the SR 520 right-of-way south of Bear Creek.
  - **East of Avondale Road:** Designate a 150-foot strip Natural along both sides of the creeks, with the balance of the wetland and 100-year floodplain outside of this 150-foot corridor on the north side of the creeks as Urban Conservancy environment.
  - The area designated for residential density transfers near Avondale Green (near Avondale Road) should be designated Shoreline Residential.

  - **South of Bear Creek:** the remainder (outer 50 feet) of the shoreline jurisdiction outside of the 150-foot Natural designation should be High-Intensity/Multi-Use.

  - **Evans Creek south of Union Hill Road:** should be entirely Natural. Provided, however, that for the heavily developed Reach 2 of Evans Creek, extending east from 188th Avenue NE, then south to NE Union Hill Road, designate a 25-foot-wide strip as Natural along both sides of the creek, and designate the remainder 175-foot-wide strip as High-Intensity/Multi-Use. Where the Shoreline jurisdiction extends beyond 200 feet, on the north (or east) side of the creek, the shoreline jurisdiction shall be designated as High-Intensity/Multi-Use where, as of January 1, 2008, the land is disturbed by clearing or grading (not associated with agriculture but associated with the business operations at the site), industrial uses, commercial uses, structures, or pavement and Natural for all distance beyond the line of development.

Policies

**SF-1** Provide a comprehensive shoreline environment designation system to categorize Redmond’s shorelines into similar shoreline areas to guide the use and management of these areas.

Shoreline environments are designations applied to similar shoreline areas to guide the use and management of these areas. The following policies describe the purpose of each environment, the criteria used to designate the environment, and some management policies specific to the environment. Redmond has five different environments: Aquatic, Natural, Urban Conservancy, Shoreline Residential, and High-Intensity/Multi-Use.
SL-1  Aquatic Environment.

**Purpose**
The purpose of this designation is to protect, restore, and manage the unique characteristics of the aquatic environment by managing use activities and by assuring compatibility between upland and aquatic uses and ensuring that shoreline ecological functions are protected and restored over time. It is designed to promote the wise use of the natural features and resources of water areas that are substantially different in character from those of adjoining uplands. Allowed uses are those that require an open water location.

**Designation Criteria**
Aquatic areas apply to all lakes subject to this program waterward of the ordinary high water mark. This designation does not apply to rivers and creeks subject to this program.

**Management Policies**
1. Provisions for aquatic environment shall be directed towards maintaining and restoring shoreline ecological functions.
2. Uses that cause significant ecological impacts to critical freshwater habitats shall not be allowed.
3. Uses and modifications shall be designated and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.
4. Structures that are not water-dependent and uses that will substantially degrade the existing character of the area are prohibited.
5. New over-water structures for water-dependent uses or public access are allowed provided they will not preclude attainment of ecological restoration.
6. Limit the size of new over-water structures to the minimum necessary to support the structure’s intended use.
7. Multiple-use over-water facilities are encouraged in order to reduce the impacts of shoreline development and increase effective use of water resources.
8. Developments within the aquatic environment shall be compatible with the adjoining upland environment.
9. Diverse public access opportunities to water bodies should be encouraged and developed and shall be compatible with the existing shorelines and water body uses and environment.
10. In appropriate areas, fishing and recreational uses of the water should be protected against competing uses that would interfere with these activities.
11. All developments and activities using navigable waters or their beds should be located and designed to minimize interference with surface navigation, to minimize adverse visual impacts, and to allow for the safe, unobstructed passage of fish and animals, particularly those whose life cycles are dependent on such migration.
12. Fills shall be prohibited except for shoreline restoration.
13. Underwater pipelines and cables shall not be allowed unless they are the best location due to the nature of the facility and the adverse environmental impacts are not significant or can be shown to be less than the impact of upland alternatives. When allowed, such facilities shall include adequate provisions to ensure against substantial or irrevocable damage to the environment.

SL-2  Natural Environment.

**Purpose**
The natural environment shall preserve and restore those natural resource systems existing relatively free of human influence and those shoreline areas possessing natural characteristics intolerant of human use or unique historical, cultural, or educational features. These systems require severe restrictions on the intensities and types of uses permitted so as to maintain the integrity of the ecological functions and ecosystem-wide processes of the shoreline environment.

**Designation Criteria**
Areas to be designated Natural shall reflect one or more of the following criteria:

1. Wildlife habitats
   a. A shoreline area that provides food, water, or cover and protection for any rare,
endangered, or diminishing species, or for significant populations of flora or fauna during critical stages of their life cycle.

b. The shoreline is especially sensitive to human disturbance and important for the conservation and recovery of threatened and endangered species.

c. A seasonal haven for concentrations of native animals, fish or fowl, such as a migration route, breeding site, larval rearing grounds, or spawning site. This shall include:
   i. Salmon and steelhead spawning areas.
   ii. Salmon and steelhead migration routes and rearing areas that have not been significantly modified by human activities.

d. The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity.

2. Areas of scientific and educational value
   a. Areas considered to best represent basic ecosystems and geologic types that are of particular scientific and educational interest.
   b. Shoreline areas that best represent undisturbed natural areas.
   c. Shoreline areas with established histories of scientific research.

3. Areas of scenic or recreational value.
   a. Those shoreline areas having an outstanding or unique scenic feature in their natural state.
   b. Areas having a high value in their natural states for low-intensity recreational use.

4. Other criteria.
   a. Areas where human influence and development are minimal.
   b. Areas that have been degraded but which are capable of easily being restored to a natural or near-natural condition or are capable of natural regeneration if left undisturbed.
c. Other unique natural features relatively intolerant of human use or development, such as: marshes, bogs and swamps, white water rapids, and waterfalls.

d. The shoreline is unable to support new development or uses without significant ecological impacts to ecological functions or risk to human safety.

Management Policies

1. Any use or development that would potentially degrade the ecological functions and natural value or significantly alter the natural character of the shoreline area shall be severely limited or prohibited.

2. The following new uses are not allowed in the natural environment:
   a. Residences, except limited single-family residential development may be allowed as a conditional use provided an equal or greater level of ecological functions results.
   b. Commercial uses.
   c. Industrial uses.
   d. Agriculture.
   e. Nonwater-oriented recreation. Foot trails may be permitted so long as they create no significant adverse impacts on the environment.
   f. Roads and utility corridors that can be located outside of natural designated shorelines. Roads and their associated bridge crossings that must perpendicularly cross a Natural designated shoreline shall be processed through a shoreline conditional use.

3. New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions is prohibited.

4. Limited access may be permitted for scientific, historical, cultural, educational, and low-intensity water-oriented recreational purposes, provided that no significant adverse ecological impact on the area will result on site.

5. Uses that are consumptive of physical, visual, biological, historic and cultural resources shall be prohibited.

6. Physical alterations should only be considered when they serve to protect or restore a significant, unique, or highly valued feature that might otherwise be degraded or destroyed.

7. Uses and activities permitted in locations adjacent to shorelines designated Natural shall be compatible and shall ensure that the integrity of the natural environment will not be compromised.

8. Developments within the natural environment should be compatible with uses and activities in adjacent (including aquatic) environments.

SL-3 Urban Conservancy Environment.

Purpose
The purpose of the Urban Conservancy environment is to protect and restore their historic ecological functions. The Urban Conservancy environment shall protect, conserve, and manage existing natural resources and valuable historic and cultural areas in order to achieve sustained resource use and provide recreational opportunities.

The Urban Conservancy environment shall also protect environmentally sensitive areas that are not suitable for intensive use, such as salmon and steelhead habitats, riparian corridors, and wetlands. Examples of uses that are appropriate in a conservancy environment include dispersed outdoor recreation activities, environmental restoration and enhancement, and similar low-intensity uses and activities.

Designation Criteria
Areas designated Urban Conservancy should generally reflect one or more of the following criteria:

1. Areas subject to severe biophysical limitations or that play an important part in maintaining the regional ecological balance, such as:
   a. Salmon and steelhead migration routes and rearing areas that have been significantly modified by human activities.
b. Riparian corridors.
c. Areas within shoreline jurisdiction subject to severe erosion.
d. Unstable banks or bluffs within shoreline jurisdiction.
e. Floodplains.

2. Areas where intensive development or uses would interfere with natural processes and result in significant damage to other resources.

3. Areas that retain important ecological functions, even though partially developed.

4. Areas that have potential for ecological restoration.

5. Areas that have potential for development that incorporates ecological restoration.

6. Areas suitable for a mix of water-related or water-enjoyment uses with other uses that allow a substantial number of people to enjoy the shoreline.

7. Areas of significant passive recreational value.

8. Areas with extensive or very important historic or cultural resources.

Management Policies

1. Preferred uses in the Urban Conservancy environment are those that are nonconsumptive of the physical and biological resources of the area and activities and uses of a nonpermanent nature that do not substantially degrade or alter the existing character of the area. Nonconsumptive uses are those uses that use resources on a sustained-yield basis while minimally reducing opportunities for other existing and future uses of the resources of the area. Shoreline habitat restoration and environmental enhancement is a preferred use.

2. Activities and uses that would substantially degrade or permanently deplete the physical or biological resources of the area shall be prohibited.

3. New development and redevelopment shall be limited to that which is compatible with the natural and biological limitations of the land and water and will not require extensive alteration of the shore.

4. Development in the Conservancy environment shall be designed to protect the shoreline corridor and its biological systems.

5. Activities or uses that would strip the shoreline of vegetative cover, cause substantial erosion or sedimentation, or adversely affect wildlife or aquatic life are prohibited.

6. Agricultural and recreational activities that will not be detrimental to the shoreline character, scenic quality, and natural systems, such as sediment transport and geohydraulic processes, should be encouraged.

7. Commercial, manufacturing, and industrial uses other than low-intensity agricultural and commercial practices shall be prohibited.

8. Limited single-family residential development may be allowed as a conditional use provided an equal or greater level of ecological functions results. Mitigation should be on site.

9. Public access and public recreation objectives should be implemented whenever feasible provided significant ecological impacts can be mitigated.

10. Preservation of natural resources, the natural environment, and natural processes shall have priority over public access, recreation, and development objectives whenever a conflict exists.

SL-4 Shoreline Residential Environment.

Purpose
The purpose of the Shoreline Residential environment is to accommodate residential development and appurtenant structures that are consistent with this element and the protection and restoration of ecological functions and properly functioning condition for threatened and endangered species. An additional purpose is to provide appropriate public physical access and recreational uses.

Designation Criteria
Areas that are predominantly single-family or multi-family residential development or are planned and platted for residential development.
Management Policies
1. Development should be permitted only in those shoreline areas where adequate setbacks or buffers are possible to protect ecological functions, where there are adequate access, water, sewage disposal, and utilities systems and public services available, and the environment can support the proposed use in a manner which protects or restores the ecological functions.

2. Densities or buffers/setbacks in the “shoreline residential” environment shall be set to protect the shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.

3. Development standards for setbacks or buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be established to protect and, where significant ecological degradation has occurred, contribute to the restoration of properly functioning condition and other ecological functions over time.

4. Multi-family and multi-lot residential greater than nine lots and recreational developments should provide joint use for public physical access and community recreational facilities where possible on adjacent lots.

5. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

6. Industrial, non-water-enjoyment commercial, wholesale, retail development, churches, and other institutional uses shall be prohibited. Small scale retail, such as pedestrian-oriented carts/kiosks, produce or handcrafts stands up to 120 square feet, and cartop boat rentals (as noted in Table 1 of RCDG 20D.150.50-030), are permitted in City-owned parks.

SL-5 High-Intensity/Multi-Use Environment.

Purpose
The High-Intensity/Multi-Use environment is an area of moderate- to high-intensity land uses, including residential, commercial, and manufacturing.
development. The purpose of this environment is to ensure optimum use of shorelines that are either presently urbanized or planned for intense urbanization while providing no net loss of existing ecological functions and restoring ecological functions in areas that have been previously degraded. Development in high-intensity/multi-use areas should be managed so that it enhances and maintains the shorelines for a variety of urban uses, with priority given to water-dependent, water-related, and water-enjoyment uses. Measures should be taken to minimize adverse environmental impacts.

**Designation Criteria**
Areas to be designated High-Intensity/Multi-Use should generally reflect all of the criteria:

1. Shorelines used or designated in the Comprehensive Land Use Plan Map for high-intensity commercial, manufacturing or recreational use, mixed-use, or for residential development at four or more housing units per acre.
2. Shorelines of lower intensity use within the urban growth area where surrounding land uses are urban and urban services are available or planned.
3. If the area is undeveloped, the area shall not have severe biophysical limitations to development, such as steep slopes, salmon and steelhead spawning or rearing habitats, on the landslide side of Bear Creek east of Avondale Road.
4. The shorelines along the following waterbodies shall not be designated High-Intensity/Multi-Use environment:
   b. The north side of Bear Creek east of Avondale Road.
   c. Bear Creek north of its confluence with Evans Creek.
   d. The north and east sides immediately adjacent to Evans Creek and both sides of Evans Creek south of Union Hill Road.

**Management Policies**

1. Because shorelines are a finite resource and because urban use tends to preclude other shoreline uses, emphasis should be given to directing new development into already developed areas consistent with this master program and the Redmond Comprehensive Plan.
2. New development shall cause no net loss of shoreline ecological functions.
3. Where feasible, visual and physical access to the shoreline should be required.
4. Aesthetic objectives shall be actively implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
5. Full use of existing High-Intensity areas shall be achieved before further expansion of the environment is allowed. Environmental cleanup of previously developed shorelines and redevelopment of underutilized areas shall be encouraged.
6. Reasonable long-range projections of regional economic need shall guide the amount of shoreline designated High-Intensity/Multi-Use.
7. First priority shall be given to water-dependent uses. Second priority shall be given to water-related and water-enjoyment uses. Non-water-oriented uses should not be allowed except:
   a. As part of a mixed-use development; or
   b. In limited situations where they do not conflict with or limit opportunities for water-oriented uses and nonmixed uses or on sites where there is no direct access to the shoreline or the waterbody is not navigable; or
   c. Where the site is physically separated from the shoreline by another property or public right-of-way.

In High-Intensity/Multi-Use environment areas that are physically separated from the shoreline by other property or public right-of-way and there is thus no direct access from such areas to the shoreline, (a) water-dependent, water-related, and water-enjoyment uses, while encouraged, are unlikely to be conducted in the High-Intensity/Multi-Use environment areas and (b) non-water-oriented development shall be allowed without such water-oriented uses. Existing industrial, commercial and light manufacturing uses may continue to operate and expand even if
located within the required stream buffer, provided the expansion will create no net loss of shoreline ecological functions and will not extend any structure containing the use closer to the shoreline.

Where the land is actively being used as part of a legitimate business operation in the shoreline buffer, such land including either structures or active operational areas, established prior to January 1, 2003, may continue to operate. New structures, pavement, and other improvements are permitted within this area so long as incremental environmental benefit is provided and no net loss of shoreline ecological functions is demonstrated.

B. The Shoreline Environment

Redmond’s shoreline areas provide some of the most valuable natural amenities and resources found in the community. They provide corridors of vegetation and open space in otherwise highly urbanized areas, and habitat for fish and wildlife. In addition, shoreline areas and their associated floodplains, aquifers and wetlands fulfill a vital function in the management of storm water and water quality. Although not within the City of Redmond corporate limits, Marymoor Park provides an environmental asset to the City and the Lake Sammamish shoreline ecosystem.

The value of this area of the lake as wildlife habitat is readily apparent in light of conditions elsewhere around the lake. Comprised of a variety of natural systems contained within relatively narrow corridors of land, shoreline areas are particularly vulnerable to development pressures. As a result, shoreline uses must be carefully designed and located to respect the development limitations presented by each natural system, which may be minimal or severe, depending on the type of system or hazard present and on the community’s goals for environmental protection.

The Sammamish River, Lake Sammamish, Bear Creek and Evans Creek are important fish habitats. All four water bodies have fish that reside year-round, and that are classified by the Washington State Department of Fish and Wildlife as priority species. Bear Creek and Evans Creek provide critical spawning habitat for resident fish, salmon and steelhead. The
Sammamish River, Lake Sammamish, Bear Creek, and Evans Creek all are important migration routes for salmon and steelhead.

Lake Sammamish supports salmon, rainbow and cutthroat trout, along with kokanee, yellow perch, small mouth bass, carp and catfish. The entire lake is an important link in the salmon and steelhead migration route, while the south end of the lake is an important salmon rearing area.

As a result of the channel and bank alterations, fish habitat in the Sammamish River and its tributaries north of Downtown has been almost totally eliminated. While the main channel of the Sammamish River is not considered quality habitat, it has value as a “fish freeway” for tens of thousands of salmonids that use the Sammamish watershed and larger Lake Washington basin. The Sammamish River, however, does provide for feeding and rearing, and some limited, but significant, spawning areas. Among the fish that use the river are several state priority species, including the federally listed Puget Sound Chinook, and anadromous and resident fish.

Bear Creek is one of the most important spawning and rearing habitats, particularly for Coho salmon, in the Lake Washington basin, and one of the most important salmon streams in King County. For its size, Bear Creek is considered by the State to be the most important salmon-spawning stream in Washington. Bear Creek supports Coho, Chinook and sockeye salmon, and steelhead trout. Resident fish in the creek consist of cutthroat trout, rainbow trout, and kokanee. The State considers all of Bear Creek a “critical spawning area” for these resident fish. All of the creek’s salmon and steelhead stocks are considered wild (nonhatchery).

Despite certain areas of degraded habitat, salmon have been observed in both Evans Creek and its tributaries. A section of Evans Creek near 196th Avenue NE is a major spawning area for Coho, and is considered a Priority Habitat by the Washington State Department of Fish and Wildlife.

**SF-2** Protect and restore the natural resources and ecological functions of the shoreline, including wildlife habitat, fisheries and other aquatic life, natural hydrologic processes, and shoreline vegetation consistent with the planned uses of the shorelines. Ensure no net loss of shoreline ecological functions.

**SL-6** Use the City’s established permit tracking program to periodically evaluate the effectiveness of the Shoreline Master Program update for achieving no net loss of shoreline ecological functions with respect to shoreline permitting and exemptions. Prepare an evaluation report every seven years when the SMP is required to be updated under RCW 90.58.080(4).

**SL-7** Protect habitats critical to the lifecycle of salmon and steelhead, such as migration, rearing, feeding and spawning areas.

**SL-8** Prohibit realignment or channelization of streams, clearing of adjacent native vegetation or large woody debris, and water withdrawals and diversions in salmon and steelhead habitats, except for the purpose of habitat restoration and enhancement. Allow and encourage restoration that reconstructs a meandered channel or channel diversity.

**SL-9** Locate over-water structures when allowed outside of salmon and steelhead spawning areas and design these structures to achieve no net loss of shoreline ecological functions. Use open piling structures that minimize disruption of spawning beds and underwater shading rather than floating structures, landfills or solid structures.

**SL-10** Design and construct bulkheads or other shoreline protective structures on Lake Sammamish.
in the vicinity of sockeye salmon spawning beds to minimize erosion of the beach in front of the bulkhead and to achieve no net loss of shoreline ecological functions. Encourage strongly the use of alternatives to bulkheads.

SL-11 Encourage joint use and shared use docks over single-use docks to reduce adverse impacts on salmon and steelhead. Encourage alternatives to docks, such as floats or lifts.

SL-12 Design and construct new and replacement docks and piers on Lake Sammamish to minimize adverse impacts on salmon and steelhead and to achieve no net loss of shoreline ecological functions.

Habitat Restoration and Enhancement

The extent of natural fish and wildlife habitat in shoreline areas has been greatly reduced by inadequately planned development, as has the quality of remaining habitat areas. When the Sammamish River and lower Bear Creek were channelized, much of the habitat in the river and creek was lost. Aspects of fish and wildlife habitat that have been impacted by development include fragmented vegetation buffers, exotic and invasive species dominating buffers, lack of large trees and other habitat features, and water quality degradation due to high temperatures and sedimentation.

Public and private efforts are needed to restore habitat areas. Opportunities include public-private partnerships, partnerships with other agencies and tribes, capital improvement projects, and incentives for private development to restore and enhance fish and wildlife habitat.

SL-13 Identify the key role of the City’s Shoreline Restoration Plan as improving shoreline ecological functions over time.

SL-14 Continue to acquire shoreline areas, particularly those areas with vulnerable or fragile natural features, for the purpose of protection, restoration and study.

SL-15 Include provisions for shoreline vegetation restoration, fish and wildlife habitat enhancement and, where feasible, retrofitting of existing capital improvements (e.g., outfalls) with habitat improvements in City capital improvement projects. Design these projects to achieve no net loss of shoreline ecological functions.

SL-16 Reintroduce, as opportunities become available, the natural channel characteristics of the Sammamish River by moving levee embankments away from the channel, removing barriers to connect streams and wetlands to the river, changing in-stream channel cross-sections, revegetating the riverbank, and placing complex large woody debris.

Tree Protection and Landscaping

The original conifer forests covering the Redmond planning area consisted mainly of Douglas fir, western hemlock, Sitka spruce, and western red cedar. Big leaf maple was common in well-drained stream bottomlands; in wetland and riparian areas western red cedar followed the fast-growing species, such as red alder and black cottonwood. Due to extensive logging and urbanization, much of the conifer forests in the area are gone. Stream valleys, providing the most fertile and productive land, were among the first to be cleared. Reconstruction of stream channels, particularly the Sammamish River, followed. As a result, many sections of Redmond’s shoreline are sparsely vegetated and lack large stands of trees that provide critical shade.
Riparian, or stream bank, vegetation is a critical component of quality fish and wildlife habitat. Vegetation provides food and cover for wildlife; it contributes the organic matter and large woody debris (e.g., fallen logs) that fish need. Larger trees provide perching and nesting places for herons and raptors. Riparian vegetation also plays a vital role in water quality. It not only moderates water temperatures, it reduces the potential for bank erosion and the subsequent sedimentation that can clog streams. Side benefits are self-evident in the enhanced aesthetic and recreational value of clear, tree-lined streams.

**SL-17** Encourage incorporation of substantial internal and perimeter landscaping in shoreline development. Encourage consolidation of open space and building setbacks to provide landscaped corridors, clustering development, use of native plants, and perimeter tree plantings.

**SL-18** Protect and preserve significant trees within the shoreline jurisdiction to the maximum extent possible. Replace the ecological functions of significant trees removed, such as habitat and shading functions, when removal becomes necessary. Give preference, where safe, to creation of upland snags over removal of the entire tree.

**SL-19** Minimize the area used for lawns and nonnative vegetation in the Sammamish Watershed. Minimize the use of herbicides, fertilizers and pesticides. Apply herbicides, fertilizers and pesticides, if used, in a manner that minimizes their transmission into the lake.

**SL-20** Retain or replant native vegetation along shorelines to reduce the flow of herbicides, fertilizers and pesticides into the water bodies and to provide for improved fish and wildlife habitat.
**Shoreline Buffers**

Continuous buffers of riparian and lakeshore vegetation are essential to protecting wildlife, water quality, and critical fish habitat. Buffers reduce water quality impacts by providing for filtering of sediments and pollutants from runoff, and by reducing dust deposition from parking areas and other actively used areas. In addition to providing essential food and shelter, the trees and shrubs in buffers also screen fish and wildlife from noise, glare, and other adverse impacts of development and nearby human activity.

Of the remaining wildlife corridors in the community, most are along shoreline buffers. For humans, the green corridors of shoreline vegetation provide areas for physical, mental and emotional rejuvenation. Redmond’s shorelines would not be the valuable natural and cultural amenities that they are without vegetated shoreline buffers.

Not all of Redmond’s shorelines are equally developed, nor equally vulnerable to the pressures of development. For example, semirural areas along upper Bear Creek contrast sharply with the intense commercial development that characterizes the creek’s path through Downtown. The Sammamish River and Lake Sammamish, with their greater area and volume, are less sensitive to development impacts than are the diminutive Bear and Evans Creeks. Because Lake Sammamish’s shoreline is largely developed, there are no buffer requirements along the lake. There is, however, a lakefront building setback. Redmond’s shoreline buffer policies reflect these variations between shoreline areas.

Given the local and regional significance of Redmond’s shorelines for fish and wildlife habitat, shoreline buffer policies are based on the recommendations of fish and wildlife habitat managers and scientists throughout western Washington. At the same time, Redmond’s buffer policies balance the evolving knowledge of habitat managers with local development conditions. Where shorelines have already been intensely developed, Redmond’s buffer policies generally reflect existing setbacks and anticipated levels of growth, while maintaining most natural functions of the shoreline corridor.

**SL-21** Provide native vegetated buffers on the Sammamish River, Bear Creek, and Evans Creek sufficient to protect the water body and its fish and wildlife resources from the adverse effects of development adjacent to the water body, with the goal of achieving a mixed mature riparian forest.

**SL-22** Allow development flexibility where private development incorporates the restoration of shoreline buffers and habitat features, through such incentives as reduced building setbacks, or other modifications of site development standards that do not reduce buffer widths.

**SL-23** Remove invasive species from the shoreline buffer area from multi-family residential, commercial, office, research and development, manufacturing, industry or similar uses where the uses are located adjacent to the Sammamish River, Bear Creek or Evans Creek. Replant the buffer area with native trees and understory vegetation upon development or redevelopment.

**SL-24** Use the shoreline variance process for review of development of shoreline property that is largely encumbered by shoreline regulations in order to achieve reasonable use.

**SL-25** Sammamish River:
North of the Puget Sound Energy powerline crossing the shoreline buffer shall consist of a 150-foot inner buffer plus a 50-foot outer buffer, measured from the ordinary high water mark.

South of the Puget Sound Energy powerline crossing to Lake Sammamish the shoreline buffer shall be a minimum of 150 feet, measured from the ordinary high water mark.
Trails and other public access features may be located in the Sammamish River buffers, but should generally be no closer than 75 feet to the ordinary high water mark. View points, spur trails, boat launches and similar public access features that provide visual access and direct water contact may be allowed closer than 75 feet.

**SL-26  Bear and Evans Creeks:**
West of Avondale Road the shoreline buffer shall be a minimum of 150 feet, measured from the ordinary high water mark.

East of Avondale Road the shoreline buffer consists of a 150-foot inner buffer plus a 50-foot outer buffer, measured from the ordinary high water mark.

Trails and other public access features may be located in the Bear and Evans Creeks buffers but shall be no closer than 100 feet to the ordinary high water mark. View points, spur trails, multi-use nonmotorized trails and trail crossings as identified on an adopted City plan, and similar low-impact public access features that provide visual or controlled access to the creeks may be allowed closer than 100 feet.

One of the most damaging, long-term impacts to Redmond’s salmon and steelhead habitat has been the loss of vegetated shoreline buffers. In addition to the ongoing efforts by the City and other agencies to restore buffers, private development that impacts buffers must also play a role in their restoration. Shoreline provisions require the restoration of a minimum buffer. This will help eliminate ongoing gaps in the protection of the shoreline natural environment within a specified, near-term time period.

**SL-27  Encourage the establishment of 50-foot-wide vegetated buffers along the Sammamish River, Bear Creek and Evans Creek where no buffer or a buffer of less than 50 feet now exists. Encourage this on a cooperative, incentive-based approach, fostering partnerships with the City, property owners, and other organizations if appropriate. Periodically evaluate for success in achieving this goal in a 10-year planning horizon.**

**SL-28  Establish the setback on Lake Sammamish as 35 feet wide measured from the ordinary high water mark. Allow reduction of building setbacks if the setback area is revegetated with primarily native vegetation. Establish uses within the setback in the Shoreline Regulations.**

### C. Natural Environment

The adopted Conservation and Natural Environment Element of the City of Redmond Comprehensive Plan contains a comprehensive set of critical areas and tree preservation and landscape enhancement policies. These policies, NE-12 through NE-113, shall also be a part of the City of Redmond Shoreline Master Program.

### D. Public Access

**SF-3  Provide a comprehensive and focused system of physical, visual and cultural access to Redmond’s shorelines.**

**SF-4  Enhance physical, visual and cultural access where existing access is inadequate.**

**SF-5  Maintain shoreline views.**

**SF-6  Acquire shoreline lands for the purpose of providing public access.**

**SF-7  Minimize impacts on adjacent uses and the natural environment through the appropriate design of public access.**
Providing Physical Access

In general, Redmond is rich in opportunities for physical public access to the shoreline, through existing shoreline trails and parks. However, there are gaps and deficiencies in this system. For example, along the Sammamish River Trail access through existing developments to the trail corridor is often unavailable. Developments near or just outside shoreline areas are often cut off from existing parks and the trail by a phalanx of buildings, parking lots and busy arterials. Redmond’s shorelines are part of a larger system of community amenities and open space. The trail systems also need to be completed. Where access is provided, amenities that may be needed to make it convenient and functional, such as a bench or parking area, may be absent.

Outside of single-family residential areas, the need to address public physical access increases as shoreline areas develop. Bringing residents, employees, and customers into the shoreline area increases demand for public physical access. If adequate physical access is not provided, this demand may result in informal trails that are unsafe, destructive of private property (e.g., by trampling landscaping), and hazardous to important plants and animals. Shoreline developments can also interfere with visual access by blocking views, and can interfere with informal existing public physical access. In these cases, when public physical access is allowed, it shall be designed and located to minimize or prevent these potential adverse impacts.

At the same time, shoreline development directly benefits from public physical access, because it attracts customers, tenants, employees and other users. A continuous, community and region-wide system of public physical access is even more beneficial. For example, residents and businesses located along the Sammamish River Trail and the Bear Creek and Evans Creek trails will benefit from a major amenity that provides for recreation, visual access and connections to other areas of the City.

Shoreline Public Access System Map

Figure S-1, Public Access System, identifies Redmond’s regional shoreline public access system. The improvements shown on the map have been located to provide for a variety of recreational and educational opportunities while protecting the native plants, fish, and animals that depend on Redmond’s shorelines. Each type of access provided for on the map is described in the following sections.
**Linear Trails**

Linear trails parallel a river, creek, or lakeshore. The trail provides access along shorelines, although it may be set back from the shore to protect the natural environment. In addition to the trail, supporting facilities will be provided at appropriate locations. The supporting facilities include benches, interpretive signs and parking lots. Linear trails will be provided on the Sammamish River, parts of Bear Creek, and parts of Evans Creek.

**Shoreline Access Trails**

Shoreline access trails provide connections to linear trails or other shoreline features from a public street. Shoreline access trails will be provided every one-eighth mile to half mile depending on the location, intensity of nearby uses, and the environmental sensitivity of the area. Shoreline access trails shall be designed to protect the shoreline environment. Public access would occur only on publicly owned lands and shall be designed to discourage potential trespass onto adjacent private properties. Parking for shoreline users may be located near the street where shoreline access trails are located.

**Accesses for In-Water Recreation**

On the Sammamish River, direct access to the river will be allowed at designated locations for in-water activities, such as hand-launching boats, fishing and other recreational activities. In-water activities must be located and managed to protect the native plants, fish and wildlife that use the river. Figure S-1 identifies general areas where in-water recreational access facilities may be located. Several types of access may occur at each designated location.

Where the designation is shown in the middle of the river, in-water access may occur on either or both sides of the river. Where an approved King County or City of Redmond Park Master Plan provides for in-water access to the Sammamish River, in-water access facilities may also be located in that park. Where consistent with the policies in this element, in-water accesses are allowed in any access point or park on Lake Sammamish.

To protect the important native plants, fish and wildlife on Bear and Evans Creeks, direct contact with the water for in-water recreation is discouraged.

**View Points**

On the Sammamish River, Lake Sammamish, Bear Creek and Evans Creek, water viewpoints that are designed and located to protect the natural environment should be provided.

**Access Points**

On the west and east shores of Lake Sammamish access points will be provided. Access points consist of streets, trails, and parks that connect a public street with the lakeshore. Parking for shoreline users may be located near the street where shoreline access trails are located. As it is now, the vast majority of the lakeshore will be privately owned. The access points will be designed to protect the privacy and quiet of neighboring residences. The access points will be connected by sidewalks and bikeways along West Lake Sammamish Parkway and along East Lake Sammamish Parkway and the proposed East Lake Sammamish Trail. On Lake Sammamish, direct water access, including swimming docks, boat launches, and fishing areas, is encouraged.

**SL-29** Require public and private developments to provide the type of physical public access to the shoreline as shown on Figure S-1, the Shoreline Public Access System map. This requirement shall apply to all public projects. It shall also apply to any private development of:

- Ten or more housing units;
- Divisions of land creating 10 or more lots or any number of lots to be occupied by 10 or more housing units or nonresidential uses of any size;
- Nonresidential developments or nonresidential redevelopments of any size.
These public access requirements shall be subject to the nexus and proportionality tests laid out by the U.S. Supreme Court.

**SL-30**  Provide access for project occupants to the shoreline in residential developments of nine or fewer housing units or lots. Public access is not required.

**SL-31**  Design shoreline developments to include safe pedestrian linkages through the site to existing or planned shoreline public access facilities adjacent to the site, when required. Where required by the Shoreline Public Access System map, Figure S-1, links shall be dedicated for public use. These public access requirements shall be subject to the nexus and proportionality tests laid out by the U.S. Supreme Court.

While existing trail corridors along Redmond’s shorelines provide many outstanding opportunities for public access, there are few places within Redmond that allow one to get safely to the water’s edge. Along the Sammamish River, for example, steep, blackberry-covered banks make it difficult to get to or even see the water. Recreational activities that involve direct contact with the water, such as swimming and boating, are a highly valued part of the shoreline recreational experience. These areas should be located, designed, and managed to protect the native plants, fish, and wildlife that depend on Redmond’s shorelines. Access points should not be located in particularly vulnerable areas. Providing properly located access to the water’s edge can discourage the creation of unsafe paths by shoreline users. Controlled, limited access to the water can also help minimize potential disturbance of fragile areas by shoreline visitors.

**SL-32**  Allow access to the water’s edge where designated on the Shoreline Public Access System map, Figure S-1. Locate these access points and other access points where no significant impact on native plants, fish, and wildlife will occur. Locate these access points in areas where safe access can be provided.

In some shoreline locations, land use patterns limit opportunities to provide large-scale public access. Infrastructure corridors, such as utility easements, fire lanes, or stormwater detention areas, in appropriate locations, can serve a secondary purpose as pathways, or vegetated open space, as well as amenity areas for pedestrians or cyclists. Containing access in designated corridors may help also reduce the potential for trespass on private property in popular areas. However, this does not include creating a lakefront trail along the existing sewer or utility easement along Lake Sammamish’s waterfront. Similarly, other set-aside areas in a development, with no or limited improvements, might provide small-scale links to the larger shoreline access system. Open space buffers or native growth protection areas along ravines might provide private or public trail connections between upland residences and the shoreline.

**SL-33**  Require public access only on publicly owned land. This includes new publicly owned utility corridors and street rights-of-way. Design these elements within shoreline areas to incorporate public access appropriate to the size and function of the corridor or area. This requirement does not apply to utilities in easements on private property nor does it imply creating a lakefront trail along the existing sewer line easements along Lake Sammamish’s waterfront.

The City’s undeveloped street ends that abut Lake Sammamish, the Sammamish River, or Bear or Evans Creek have the potential to provide physical, visual and cultural access to the shoreline. They should be retained and used for public access.

**SL-34**  Do not vacate public street rights-of-way that abut shorelines or that connect to shoreline trail.
corridors where they are or can be used for shoreline public access unless an alternative corridor that affords better and safer public access is provided and permanently dedicated for public access.

Construction or improvements to transportation facilities within and adjacent to shorelines can diminish opportunities for public access. For example, street widenings may result in high-traffic corridors that are significant barriers between residences and the shoreline. However, transportation improvement projects can also improve public access. For example, a bridge may provide view opportunities, steps to the water’s edge, “gateway” design elements or interpretive signs. Both the Redmond Way Bridge and NE 90th Street Bridge across the Sammamish River have a river viewpoint built into them.

**SL-35** Design street improvement projects to minimize potential adverse impacts to shoreline public access and, to the extent feasible, incorporate public access features, such as safe pedestrian and equestrian crossings, viewpoints, rest stops for bicycles, “gateway” design elements or interpretive features. Encourage access to the water’s edge where designated on the Shoreline Public Access System map, and where adverse impacts on native plants, fish, or wildlife will not result.

Many sections of Redmond’s shorelines contain older development that does not take advantage of a shoreline location. Redevelopment of existing development presents an opportunity to provide an on-site amenity for new employees, tenants or customers, and a community benefit, by providing public access where none exists or enhancing existing public access features. Policy SL-29 requires public access when new development or redevelopment occurs. Policy SL-36 provides for improvements to existing public access as properties redevelop or when new or improved public facilities are provided.

**SL-36** Encourage public and private shoreline development and redevelopment to enhance physical, visual and cultural access, where designated public access already exists, by incorporating measures that serve users and minimize impacts on the natural environment and nearby uses. Such measures may include enhanced trail linkages, pedestrian furniture, shared parking, landscape screening, separating accesses and buildings by elevation differences and interpretive signs. Capital improvements refer to public investments, such as streets, bridges, stormwater facilities, and utility corridors. These facilities provide an opportunity to add public access and supporting amenities, such as benches, interpretive displays, and viewpoints.

**SL-37** Provide physical, visual, and cultural access to the shoreline on existing public capital improvements where practicable and compatible with natural shoreline features.

### Protection of Visual Access

Lake Sammamish views, the open and pastoral vistas in the northern Sammamish River valley, and the distant views of Mount Rainier along Bear and Evans Creeks are valuable community amenities. This is readily apparent in community goal statements, recreational use patterns, and property values. Where physical access to the shoreline is unavailable, employees, residents, and visitors may still enjoy the visual and open space characteristics of the shoreline. Visual access is a high priority in the Shoreline Management Act.

Visual access to Redmond’s shoreline areas is mainly provided by existing parks and trails adjacent to the shorelines, and, in a few places, view corridors from major arterials or bridges. Developments can be designed to provide shoreline views and maintain existing view corridors. This may be accomplished
by orienting windows and lobbies to the shorelines, using staggered building setbacks or breezeways, reducing building heights or widths, or other design strategies. Trees should not be removed to provide views after the fact. Restoration of the natural slope of the shoreline bank, such as the RiverWalk habitat restoration projects located at City Hall, can provide views of the water from the Sammamish River Trail and adjacent buildings. Acquisition of land for open space uses can increase the frequency of view corridors.

Redmond’s development regulations and the Shoreline Management Act restrict building heights in the shoreline jurisdiction in order to minimize intrusion into view corridors. However, tall buildings just outside the shoreline can block views from a number of residences and other development. A tiered system of building height limits can extend the visual benefits of the shoreline to a wider range of users.

**SL-38** Maintain public view corridors as identified in RZC 21.42, Identification of Citywide Public View Corridors, where required, within the shoreline and from upland areas to the shoreline in shoreline developments, through appropriately designed building setbacks, height and bulk, clustering of structures, density bonuses where allowed, or similar design strategies.

**SL-39** Encourage shoreline development that provides views of the water from the development, using appropriate building location and design, thoughtful selection and location of landscaping, and other design strategies.

Policies LU-61 and LU-62 in the Redmond Comprehensive Plan list requirements for future development of the semirural land north of Bear and Evans Creeks and east of Avondale Road. One requirement, for the protection of scenic view corridors, shall be part of the Shoreline Master Program, as follows:

**SL-40** Maintain view corridors from Avondale Road and Union Hill Road in the Bear Creek Design District land north of Bear and Evans Creeks and east of Avondale Road, subject to the nexus and proportionality tests laid out by the U.S. Supreme Court.

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**Provision of Cultural Access**

“Cultural access” to shorelines means opportunities for educational or cultural activities that promote interaction with, understanding of, and stewardship of shorelines. Cultural access can take place within or outside of shoreline areas. Examples include signs along shoreline trails explaining the habitat values of the river or stream, signs at historic sites, or a walking trail in a preserved wetland with signs or displays on plants and wildlife. Cultural access to shorelines enriches the shoreline recreational experience and allows an off-site connection to the shoreline, extending the educational, recreational and social benefits of shoreline areas. It also has the potential to promote understanding of shoreline issues, shoreline stewardship and protection amongst a large, diverse audience.

The City of Redmond, residents, business owners and other agencies participate in numerous programs that provide cultural access to shorelines, such as river stewardship programs, interpretive signs at stream outfalls and stormwater facilities, habitat restoration activities, river ecology classes, Citywide celebrations of the salmon, water quality public service announcements, and public artwork. Providing cultural access can be a no- to low-cost amenity for a shoreline development. However, it is intended that cultural access be provided as an adjunct to physical access. Where the natural environment is vulnerable, providing cultural access only may be appropriate.

**SL-41** Encourage shoreline developments to provide cultural access to the shoreline, where appropriate to the type and scope of development.
SL-42 Include provisions for shoreline cultural access commensurate with the scale of the project for City capital improvement projects within the shoreline.

**Design of Public Access**

When properly located and well designed, public access minimizes trespass and damage to waterfront properties. Controlled public access corridors direct shoreline users into designated areas where otherwise they might trespass and damage landscaping or fences, generate litter, or otherwise damage private waterfront property. Through design strategies, such as screening, fencing, grade separations, signs, adequate maintenance, and appropriate siting, public access can be designed to address site security needs, privacy concerns and crime prevention objectives. Through appropriate designs and locations, public access can be directed away from, or excluded from, unsafe areas or shorelines with fragile natural resources.

SL-43 Design public access to be consistent with the privacy, site security and public safety requirements of nearby uses and the community.

SL-44 Design public access to be compatible with fragile shoreline resources, such as vulnerable streambeds, sensitive wildlife areas, and perching trees.

SL-45 Design public access to be safe and convenient, and encourage inclusion of pedestrian/equestrian/bicycle-oriented amenities, such as benches, drinking fountains, public parking, handicapped access, or lighting as appropriate to the type, location and scale of the development.

SL-46 Incorporate crime prevention principles in the design of public access to make facilities safe and easy to patrol and supervise.

**E. Economic Development in the Shoreline**

The Redmond Comprehensive Plan includes a Citywide economic development element that calls for protecting Redmond's high quality of life, Redmond's role in economic development, and how to encourage the type of economic development preferred by the City and the region. These policies apply within the shorelines and address encouraging development in shoreline areas. The policies below focus on economic development issues raised by the Shoreline Management Act.

Certain shoreline uses are more dependent on, or have a more direct relationship with, the shoreline than others. The Shoreline Management Act requires that shoreline master programs give preference to water-dependent uses, water-related uses, waterfront enjoyment uses (i.e., uses that provide an opportunity for substantial numbers of people to enjoy the shoreline), single-family residential uses, and shoreline recreation. Policies in the Shoreline Master Program give preference to such uses.

A “water-dependent” use is dependent on the water by reason of the intrinsic nature of its operations, and cannot exist in any other location. Examples include swimming beaches, boat launches, boat docks, marinas, and industries that need waterfront locations, such as ship building facilities. A water-related use is not intrinsically dependent on a waterfront location, but relies to a significant degree on water or water-dependent activities in its operations. Examples include boat outfitters and manufacturers that transport goods by water. Due to the location and physical limitations of Redmond's shorelines, it is not practical to locate most types of water-dependent or water-related uses in Redmond. For example, the narrowness and shallowness of the Sammamish River would preclude a port facility or large boat commercial marina. However, small-scale water-dependent uses, such as boat launches, docks for small craft, or stormwater outfalls, can be accommodated. Shoreline Master Program policies give preference to such uses on the Sammamish River and Lake Sammamish, where compatible with the constraints of the natural environment and surrounding land uses.
A “water-enjoyment” use is a use that draws substantial numbers of people to the shoreline and that provides opportunities, through its design, location or operation, for the public to enjoy the physical and aesthetic benefits of the shoreline. Consistent with the goal of enhancing public access, Redmond’s Shoreline Master Program policies encourage water-enjoyment uses in appropriate locations. Examples of recreational water-enjoyment uses include parks and trails; examples of commercial water-enjoyment uses include museums, restaurants, aquariums, and some mixed-use commercial development. These uses often incorporate direct access to the shoreline, such as trails and viewing platforms. Along the Sammamish River in high-intensity areas already zoned for commercial or office uses, shoreline policies encourage water-enjoyment uses. Such uses complement Redmond’s long-range plans for high-density commercial and residential uses in the Downtown area. “Nodes” of water-enjoyment use along the river will also complement the City’s master plan for RiverWalk, a 1.5-mile shoreline corridor in the Downtown that envisions some pedestrian-oriented redevelopment of the river with small-scale retail, entertainment and cultural attractions, and public access features.

Bear Creek, along with Evans Creek, is one of the most productive salmon streams in the region. It is considered a critical spawning area for resident fish species and one of the last urban refuges for freshwater mussels. On Bear and Evans Creeks, direct contact with the water can damage fragile salmon spawning areas and freshwater mussel beds. These areas should be limited to nonwater contact and cultural access only. On lower Bear Creek, water-enjoyment uses are encouraged, but limited to nonwater-contact uses. Due to the proximity of critical spawning areas, the need for adequate buffers, and site area limitations, water-enjoyment uses on upper Bear and Evans Creeks are discouraged.

Another preferred shoreline use, single-family residential, is the predominate land use around Lake Sammamish. Under Redmond’s Shoreline Master Program, this single-family land use pattern is expected and encouraged to continue.

**SF-8** Give preference to shoreline uses that are unique to or dependent on shoreline areas, that protect
the resources and ecology of the shoreline, and maintain no net loss of shoreline ecological functions.

SL-47 Lake Sammamish: Single-family residential uses and parks should be the preferred uses along Lake Sammamish.

SL-48 Sammamish River: Water-enjoyment uses and parks should be encouraged near major streets in the Downtown and designated business park areas as shown on Figure S-2, Preferred Location: Water-Enjoyment Uses.

SL-49 Bear and Evans Creeks: Downstream of Avondale Road, non-water-contact water-enjoyment uses are encouraged near major streets in areas shown on Figure S-2, Preferred Location: Water-Enjoyment Uses. Upstream of Avondale Road, in-water uses are not allowed.

SL-50 Avoid location of nonwater-dependent and nonwater-related uses, activities, and development, except for essential transportation and utilities facilities, waterward of the ordinary high water mark. Transportation and utilities facilities may be allowed where no feasible alternative exists and negative impacts to salmon and steelhead habitat are mitigated.

F. Managing Shoreline Uses and Activities

Redmond’s shorelines are home to a wide variety of land uses and activities, from long-established single-family neighborhoods ringing Lake Sammamish, manufacturing and industrial zones on the Sammamish River and Evans Creek, agricultural and recreational uses in the northern Sammamish Valley, to intense commercial and office development in the Downtown portions of the Sammamish River and Bear Creek. In addition, shoreline areas are essential links in the community’s network of natural and open space features, providing a place for fishing, swimming, boating, wildlife viewing and other recreational and educational activities. Redmond’s shorelines also contain a bounty of valuable natural amenities, critical habitat for fish and wildlife, significant trees, and wetlands. Most of Redmond’s shoreline areas are seismic hazard areas, floodplains, and wellhead protection Zones 1 and 2. Squeezed into the relatively narrow shoreline corridor, often with limited connections to other corridors, these important functions of shorelines are particularly vulnerable to the pressures of development.

To protect valuable shoreline resources, the Shoreline Master Program limits the extent and character of a number of land uses and activities. Policies are designed to protect water quality, shoreline vegetation and buffers, fish habitat, open space, wildlife habitat, and shoreline hydrology. Physical and visual access to shoreline open space are also important objectives of the Shoreline Master Program. Land use policies are also designed to minimize impacts to visual access, aesthetic qualities, scenic view corridors, and physical public access. Shoreline policies provide for a range of reasonable uses within the shoreline, while establishing limits to protect these shoreline resources and adjacent uses.

Shoreline policies focus on those land uses and activities that are unique to or dependent on shorelines, or that may significantly conflict with Redmond’s goals for protecting the natural environment or providing public access. These policies relate to shoreline land use, include policies for providing public access, protecting the natural environment from adverse impacts of shoreline uses, and shoreline environment designations. In addition, Shoreline Master Program policies and regulations address the character, density and quality of shoreline development.

SF-9 Manage shoreline development to avoid or minimize significant adverse impacts to the natural, aesthetic, and recreational resources of the shoreline, and to
maintain no net loss of shoreline ecological functions.

SF-10 Promote respect of private property rights while implementing Shoreline Management Act requirements.

In deciding whether to allow uses and activities in shorelines areas, the shorelines environment should be protected from avoidable impacts. This can be done by carefully selecting allowed uses, providing policies and standards to prevent or minimize adverse impacts, and carefully reviewing development proposals to prevent or minimize adverse impacts.

SL-51 Design, locate, and manage shoreline uses to prevent and mitigate significant adverse impacts on water quality, fish and wildlife habitats, the environment and other uses. Prohibit uses where such impacts cannot be adequately managed. Ensure uses maintain no net loss of shoreline ecological functions.

SL-52 Design, locate, and manage shoreline uses to minimize impacts to existing and future planned public access and visual access and water-oriented uses.

SL-53 Encourage redevelopment of abandoned or obsolete buildings and sites and encourage redevelopment to be consistent with the policies for those areas, to ameliorate impacts to the shoreline, to restore degradation of shoreline habitat, and to provide for economic uses at those sites. Consider special allowances for restoration and adaptive reuse of historic buildings and sites.

Landfills, Excavation and Dredging

Landfills, excavation and dredging in the shoreline can destroy the natural character of the shoreline, remove native shoreline vegetation, introduce invasive plants, create unnaturally heavy erosion and siltation problems, and reduce the existing water surface area. The result is often significant damage to water quality and fish and wildlife habitat. However, in some instances these activities may be necessary on a limited basis for implementing desired or necessary shoreline objectives. For example, dredging may be the only immediate means to restore the natural functions of a degraded stream area, or to accommodate a water-dependent use. For these reasons, Shoreline Master Program policies allow only limited landfill, excavation and dredging activities.

SL-54 Design and locate new shoreline development to avoid the need for dredging.

SL-55 Allow dredging only when necessary for habitat or water quality restoration, or for maintaining the flood capacity of the floodplain in the flood fringe, and where impacts to habitat are minimized and mitigated.

SL-56 Permit landfills and excavations only in predominately upland areas outside of important habitat areas. Allow landfills and excavations in aquatic areas for the purpose of habitat enhancement. Limit all landfill and excavation activities, where allowed, to the minimum extent necessary to accommodate the proposed use, and prohibit long-term degradation of shoreline hydrology or water quality.

Marinas

Due to the nature of Redmond’s shorelines, marinas in Redmond are located only on Lake Sammamish. The other shorelines are too small to accommodate them. Boat ramps and launching sites for small boats may be located on the Sammamish River or Lake Sammamish. Care is needed to locate these facilities in areas that will not affect the natural environment and nearby uses.
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SL-57 Design and locate marinas, boat ramps and launching sites so as to not interfere with existing in-water recreational activities, significantly damage fish and wildlife habitats, and be aesthetically and functionally compatible with the shoreline area and nearby uses. Prohibit such facilities on Bear and Evans Creeks.

SL-58 Use, store, and dispose of fuels and waste materials associated with recreational boating in a manner which minimizes the potential for pollutants to enter the water.

**Piers and Docks**

Piers and docks can have significant impacts on the natural features and scenic values of the shoreline, navigation, water-dependent recreation and public access, native plant, fish, and wildlife habitat and water quality. However, residential piers and docks are long-established uses on Lake Sammamish, and a preferred shoreline use under the Shoreline Management Act, and as such may continue to be utilized and located on the lake.

SL-59 Locate residential piers and docks so they do not interfere with public swimming beaches, public fishing areas, and boating corridors. Design and construct piers and docks to minimize impacts on native fish and wildlife and their habitat. Prohibit such facilities on Bear and Evans Creeks.

SL-60 Encourage sharing of new piers and docks within new developments. Encourage the consolidation and multiple use of residential docks.
SL-61  Locate floatplane facilities so they do not interfere with public swimming beaches, public fishing areas, and boating corridors. Limit these to facilities accessory to a residential use. Design and construct floatplane facilities to minimize impacts on native fish and wildlife and their habitat. Encourage minimization of their impact on shoreline views. Limit these facilities to parcels large enough to safely accommodate them. Protect adjacent development and uses as well as human safety from these facilities, including limiting noise and other impacts on residential uses.

SL-63  Design and locate outdoor storage incidental to other uses to avoid potential flood and water quality hazards, and screen them from public access areas and shoreline view corridors. Direct lighting of outdoor storage areas, where allowed, away from or screened from the shoreline. Prohibit outdoor storage as a primary use in the shoreline area.

Outdoor Signage

Outdoor signage refers to signs used to identify a business, and excludes directional, traffic, and interpretive signs, and other similar informational signs. Outdoor signs in the shoreline, if not carefully designed, located and illuminated, can degrade the aesthetic values of the shoreline, view corridors, and impact fish and wildlife.

SL-62  Design and locate outdoor signs in the shoreline jurisdiction to avoid intrusion into and minimize glare into fish and wildlife habitats, buffers, shoreline views and public access areas.

Outdoor Storage

Outdoor storage (i.e., storage not contained within a building) in the shoreline can introduce potentially harmful materials into the water, such as through spills or flooding. This can have serious effects on fish habitat, wildlife, and aquifers. The operation of outdoor storage areas can generate noise and dust impacts on the shoreline environment. Outdoor storage can also conflict with goals for protecting shoreline aesthetics, particularly if public trails or views are nearby.

SL-64  Give preference to shoreline recreational development related to access to, enjoyment and use of the water and shorelines of the state.

SL-65  Design parks and other recreational developments to be compatible with adjacent preferred shoreline uses, and to protect fish and wildlife habitats. Encourage maintenance activities to protect water quality and minimize fish and wildlife and vegetation disturbance.

SL-66  Include both active and passive recreation areas, and facilities that are designed to encourage use of the shoreline by all members of the community, regardless of physical ability, in Redmond’s system of shoreline recreation.
Shoreline Protective Structures

Shoreline protective structures (e.g., bulkheads, riprap, revetments) have major adverse impacts. Their impacts are especially significant along salmon spawning areas, such as streams, rivers, and lakes used by Sockeye salmon, such as Lake Sammamish. On these areas, bulkheads and riprap can cover spawning beds. They increase water velocities, eroding spawning beds. They also remove vegetation that shades water and provides food for fish and wildlife. These facilities can shift erosion downstream and increase downstream flooding impacts. Structural reinforcement of a shoreline or stream bank encourages reliance on last resort solutions, instead of promoting more effective methods, such as setting back away from potentially eroding streams.

Consequently, Shoreline Master Program policies discourage shoreline protective structures and encourage designs that avoid erosion hazards. However, limited bank reinforcement is allowed for habitat enhancement projects, public access, public roads, and protecting existing structures from floods. The Shoreline Management Act requires that shoreline master programs give preference to erosion protection measures for single-family residences occupied before January 1, 1992. Redmond’s shoreline policies address the issue of protection for single-family homes while minimizing impacts to the natural environment.

SL-68 Design shoreline modification, where allowed, to minimize impacts on shoreline hydrology, navigation, habitat and public access. Design shoreline protective structures for the minimum height, bulk and extent necessary to address an identified hazard to an existing structure. Encourage use of vegetative and biotechnical solutions rather than structural bank reinforcement.

Transportation and Circulation

Transportation and circulation patterns to a great degree shape the location and character of shoreline land uses. Transportation facilities have the potential to diminish shoreline views, reduce public access and remove vegetation. For example, major roadway expansions can become significant barriers between upland residences and the shoreline. Large projects can bring undesirable impacts to residential neighborhoods. On Lake Sammamish, in particular, major roadways or bridges in the shoreline would severely degrade views and could introduce noise and air pollution at levels incompatible with residential uses. Parking facilities for shoreline development can cause spillover of excessive noise, glare and pollutants into fish and wildlife habitat areas. The design of shoreline transportation and circulation projects should address such impacts by avoiding locating in the shoreline.

Alternatively, impacts should be mitigated. For example, pedestrian crossings should be provided where shoreline access is needed. Streets, bridges, bikeways and sidewalks should be designed to provide shoreline views and incorporate attractive gateway design elements and pedestrian amenities. Landscaping and reestablishment of large trees and shoreline vegetation should be included in mitigation plans. Well-designed circulation facilities promote public access and views of the shoreline. Good design can also reduce the presence of auto-oriented development in shoreline (along with associated impacts). Including pedestrian and bike facilities in transportation projects complements region-wide goals for enhancing nonmotorized transportation.

SL-67 Encourage design and location of new shoreline development to avoid the need for shoreline modification or protective structures. Allow shoreline protective structures only as necessary for:

- Supporting or protecting an allowed primary structure or a legally existing shoreline use that is in danger of loss or substantial damage;
- Reconfiguring the shoreline for mitigation or enhancement purposes; or
- Shoreline modifications that are appropriate to the specific type of shoreline and environment conditions for which they are proposed.
Encourage location of transportation facilities and parking facilities away from the water body, unless no feasible alternative exists. Discourage parking as a primary use along the shoreline.

Design and landscape transportation and parking facilities within the shoreline jurisdiction to avoid or minimize impacts to existing land uses, shoreline views, public access, and the natural environment.

Require transportation and parking plans to be consistent with the Shoreline Master Program public access policies and public access plan, including circulation, planning for pedestrians, bicycles, and public transportation where appropriate.

Prohibit construction of bridges across Lake Sammamish.

Locate utilities, where feasible, within existing utility corridors. Locate above-ground utilities away from fish and wildlife habitat, public access areas, and view corridors.

Vegetation management in the shoreline can involve removal of vegetation to maintain structures, rights-of-way or trails, removal of invasive or exotic weeds, aquatic weed control or restoration of native vegetation for habitat enhancement. Excessive or improper control of vegetation can degrade shoreline habitat, aesthetics and water quality.

Practice vegetation management through preventive measures, such as proper siting of structures and appropriate landscaping. Minimize removal of native vegetation to achieve the permitted use, maintain existing structures and public safety, or to achieve habitat restoration objectives. Discourage the use of herbicides, pesticides and fertilizer in the shoreline.

Encourage restoration of native shoreline vegetation and other habitat restoration activities.

High quality architectural design and site planning are particularly important in shoreline areas. The unique natural characteristics and “public resource” status of shorelines under the Shoreline Management Act demand that development in the shoreline responds to a wider range of issues than development elsewhere. In addition, shoreline development has a greater burden to respond to and respect the aesthetic qualities of the shoreline, which requires well-designed buildings, signs and graphics, landscaping and open space, and views of the water or wildlife. This is required of all types of shoreline development,
whether a large commercial development, City street project, or subdivision. Past nonresidential development patterns have “turned their back” on the shoreline, orienting dumpsters and service areas toward the water, or blocking enjoyment of shoreline features by blank walls or parking lots.

In high quality shoreline developments, architectural design, site design and landscaping include such features as buildings or architectural elements oriented to the shoreline, shoreline views, outdoor gathering places, trees and buffers, incorporation of natural features as amenities, trail connections to the shoreline, pedestrian amenities, interpretation of historic sites and graphics and public art. Well-designed shoreline development brings value to surrounding uses and enhances the recreational experience.

**SF-11 Promote high quality architectural design, site design and landscaping that reflect the aesthetic, recreational, and natural resource values of a shoreline location.**

Development located in the shoreline has the advantage of a unique location and close proximity to a network of natural, aesthetic and recreational amenities. Accordingly, shoreline developments should be designed to respond to their shoreline location, through architectural or site design elements that connect visually or physically to the water body. While virtually all development in Redmond is now required to exhibit high quality design principles, shoreline development should strive to achieve an even greater level of design harmony with shoreline resources.

**SL-77 Encourage design of shoreline development to reflect the natural, aesthetic, and recreational values of the shoreline, paying special attention to:**

- Designing architectural and site design elements to connect visually or physically to the shoreline where consistent with the natural environment of the shoreline.
- Orienting views and windows to the shoreline.
- Orienting some entries, sight lines, buildings, pathways and other design elements toward the shoreline.
- Incorporating interpretation of on-site archaeological and historic sites or themes in the development.
- Keeping bulk and scale of buildings in proportion to shoreline features.
- Locating service areas away from the shoreline and screening incompatible activities.
- Incorporating native landscaping and open space.
- Respecting and reflecting significant natural features, such as large or valuable trees or landforms.
- Providing outdoor seating or gathering places along the shoreline, where appropriate.
- Providing well-designed public access from the site to the shoreline where consistent with the natural environment of the shore.
- Connecting to pedestrian paths to other nearby amenities.
- Designing signs to be compatible with surrounding public uses and aesthetic quality of the shoreline.
- Maintaining aesthetic quality of areas visible from public trails to the extent feasible.

Water-enjoyment uses bring substantial numbers of people to the shoreline, and provide opportunities for the public to enjoy shoreline amenities. These uses are encouraged in high-density areas, such as Redmond’s Downtown area. To achieve their “enjoyment” aspect, water-enjoyment uses, in addition to meeting good urban design principles, should incorporate a higher proportion of window areas, pedestrian amenities, and shoreline connections to ensure that development takes advantage of the recreational and aesthetic opportunities presented by a shoreline location.
SL-78  Encourage design of water-enjoyment uses to provide significant opportunities for public enjoyment of the aesthetic, natural and recreational amenities of the shoreline, through large areas of windows, outdoor seating areas, street furniture, views from public areas and pedestrian connections to the shoreline.

Service areas, such as loading docks and dumpsters, tend to generate more glare, noise and other pollutants than other activity areas. Typically these areas are located away from the public street, which means they are often located adjacent to wildlife habitat and public access areas along the shoreline.

SL-79  Encourage location of service areas and outdoor storage areas in non-single-family residential developments upland of or beside buildings, and adequately screen these from the shoreline.

SL-80  Encourage design of surface stormwater facilities located within the Urban Conservancy or Natural environments to enhance wildlife habitat, shade the water, and integrate into the overall landscaping theme.

The Redmond Comprehensive Plan designates the Sammamish River, Bear Creek and Evans Creek as open space and wildlife corridors. Shoreline areas are much more vulnerable than other urban areas to impacts of noise, glare, dust, vibrations, etc. To protect the scenic value, views, and fish and wildlife habitat value of shoreline areas, excessive lighting is discouraged. “Dark skies” policies are in place for the river and both creeks.

SL-81  Prohibit outdoor lighting levels for security, building and parking lot lighting, and intensive recreational uses in the shoreline that exceed the minimum necessary for safe and effective use. Screen all lighting, except for minimum pedestrian lighting, from the

shielde through landscaping, shields or other design measures.

Transportation and circulation facilities can have significant impacts on shoreline uses and resources. For example, bridges and freeway ramps can obscure shoreline views, access, and historic sites. At the same time, these facilities present opportunities for improved urban design and enhanced shoreline aesthetics. In Redmond, shoreline aesthetics are enhanced by trails along the Sammamish River and Bear Creek, banners on Downtown streets, and decorative lighting on the Leary Way Bridge, and other amenities. Many of the residential subdivisions along Lake Sammamish have identified themselves by unique community signs.
The design of streets and other transportation improvements in the shoreline should incorporate measures to protect and enhance shoreline aesthetics, and to incorporate design amenities, such as gateway design elements, neighborhood signs or mailbox graphics to help define neighborhoods or landmarks, street tree plantings, public art, and decorative lighting.

**SL-82** Encourage the design, where feasible, of transportation and circulation facilities in the shoreline to protect and complement shoreline aesthetics, provide view corridors, and to incorporate attractive design features, such as gateway design elements, decorative lighting, attractive landscaping, public art and street graphics.

**H. Historic and Cultural Uses**

Redmond’s shorelines have played a significant role in the development of the area. The Sammamish River and Lake Sammamish, for example, were essential transportation routes for Native Americans and early settlers and their products. Logs from surrounding hillsides were floated to processing plants and markets on Lake Sammamish, the Sammamish River, and the creeks. Several sites associated with this early history have been identified along Redmond’s shorelines. Of these sites, the Conrad Olson Farm on Bear Creek and the Red Brick Road (Yellowstone Trail) along Evans Creek are the only remaining structures identified to date. The Red Brick Road is on the National Register of Historic Places. These historic resources are important to the region and the Redmond community, and may provide amenities and attractions for shoreline developments. An understanding of the rich history associated with Redmond’s shorelines can help promote river stewardship.

These valuable aspects of Redmond’s past should be preserved. Since few structures exist, this effort will typically involve documentation of historic sites or events and, in some cases, the incorporation of historic features in site design. For example, historic sites along Lake Sammamish, such as those of early lumber mills, might be reflected in street graphics or interpretive signs. Historic structures should be restored where feasible. Other historic sites should be evaluated for possible incorporation as amenities, themes or interpretation in new development proposals.

The Land Use Element of the Redmond Comprehensive Plan contains policies protecting historic and cultural resources throughout the City. To ensure the level of protection envisioned by the Shoreline Management Act, supplemental policies for shoreline areas are included in the Shoreline Master Program.

**SF-12** Require shoreline development to identify potential development impacts to, and to protect and respect, valuable archaeological and historic sites and cultural resources.

**SL-83** Identify and protect valuable archaeological and historic sites and resources in shoreline development.

**SL-84** Encourage acquisition of shoreline sites with major archaeological, historic or cultural value to the community by the City where feasible.

**SL-85** Try to incorporate the interpretation of on-site archaeological and historic resources into the design of shoreline development, transportation improvements, and recreational developments.
SL-86 Require developers and property owners to immediately stop work and notify the City, the state Office of Archaeology and Historic Preservation, and affected Indian tribes if archaeological resources are uncovered during excavation.

SL-87 Require a site inspection or evaluation by a professional archaeologist in coordination with affected Indian tribes for permits issued in areas documented to contain archaeological resources.

Ord. 2486
**Redmond Comprehensive Plan**

**Shoreline Master Program**

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**Figure S-1: Shoreline Public Access System**

*Effective: September 26, 2009*

**Legend**

- Redmond City Limits
- Shoreline Trail
- Access Points
- Public access for in-water recreation allowed

*Note:*

Map to be used in association with Shoreline Policies. Watershed park not shown.
Figure S-2: Preferred Locations Water Enjoyment Uses

Effective: September 26, 2009

Note:
Map to be used in association with Shoreline Policies. Watershed park not shown.
Figure S-3: Shoreline Views

Effective: September 16, 2009

Note: Map to be used in association with Shoreline Policies. Watershed park not shown.

Legend
- Redmond City Limits
- SMP Views
- Parks
Chapter 21.68
SHORELINE MASTER PROGRAM

Sections:
21.68.010 Scope and Purposes.
21.68.020 Shoreline Jurisdiction.
21.68.030 Shoreline Master Program and Relationship to Other Policies and Regulations.
21.68.040 General Regulations.
21.68.050 Shoreline Environments.
21.68.060 Shoreline Buffers.
21.68.070 In-Water Structures.
21.68.080 Shoreline Protective Structures.
21.68.090 Clearing, Grading, Landfilling, and Excavation Within Shorelines.
21.68.100 Fences.
21.68.110 Tree Protection, Landscaping, and Screening Within Shorelines.
21.68.120 Lighting Within Shoreline Jurisdiction.
21.68.130 Regulations for Shoreline Recreation.
21.68.140 Parking Facilities Within Shorelines.
21.68.150 Signs.
21.68.160 Utilities Within Shorelines.
21.68.170 Vegetation Management.
21.68.180 Shoreline Access.
21.68.190 Protection of Resources Within Shoreline Jurisdiction.
21.68.200 Shoreline Administration and Procedures.

Shoreline Regulations User Guide

See Ordinance No. 2968 for adopted periodic update to the Shoreline Master Program. The updates will go into effect, pending approval from Department of Ecology.

21.68.010 Scope and Purposes.

A. **Scope and Applicability.** The requirements of this chapter apply to uses, activities, and development within Shoreline Jurisdiction as defined in RZC 21.68.020, Shoreline Jurisdiction. All uses, activities, and development within Shoreline Jurisdiction, including those exempt from the requirement to obtain a shoreline permit, shall comply...
with RCW Chapter 90.58, the Shoreline Management Act, Chapter 173-26 of the Washington Administrative Code or its successor, and the policies and regulations of the Redmond Shoreline Master Program.

B. **Purpose.** The Redmond Shoreline Master Program has the following purposes:

1. To ensure no net loss of shoreline ecological functions;
2. To protect the waters of the state and the fish and wildlife that depend on those waters from adverse impacts;
3. To protect the public’s right to access and use the surface waters of the state;
4. To protect the aesthetic qualities of the natural shorelines of the state to the greatest extent feasible consistent with the overall best interest of the state and the people generally;
5. To design and carry out allowed uses in a manner that minimizes, as far as practical, damage to the ecology and environment of shoreline areas and the public’s right to access and use the shorelines where public lands and rights-of-way exist;
6. To provide for the restoration of the shorelines, which are among the state’s most valuable and fragile natural resources;
7. To provide for the recovery of fish and wildlife that use the shorelines and that have been federally or state-listed endangered or threatened and that are practical to recover within Redmond;
8. To encourage water-related, water-dependent, and residential uses of the shorelines that are in the best interest of the public;
9. To prepare a concerted and coordinated plan for the shorelines, taking into account local, state, and federal interests to prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines;
10. To carry out the Shoreline Management Act, RCW Chapter 90.58, and implementing regulations adopted by the state;
11. To help fulfill the City’s responsibilities under the Public Trust Doctrine; and
12. To protect the rights of the owners of properties within the Shoreline Jurisdiction.

Effective on: 4/16/2011

### 21.68.020 Shoreline Jurisdiction.

The following areas of Lake Sammamish, the Sammamish River, Bear Creek, and Evans Creek shall be the area within jurisdiction. The exact location of these areas will be determined at the time of permitting for a particular project. See 21.68.200.C.11 regarding when shoreline restoration projects create a shift in the ordinary high water mark and a subsequent shift in the shoreline jurisdiction.
A. **Lake Sammamish:** Lake Sammamish, its underlying land, associated wetlands, and all areas within the one percent numerical probability floodplain (100-year floodplain) as defined by the most recent Federal Emergency Management Agency map or study, together with those lands extending landward 200 feet from the ordinary high water mark of Lake Sammamish.

B. **Sammamish River:** The Sammamish River and all lands extending landward 200 feet from the ordinary high water mark of the Sammamish River

C. **Bear Creek and Evans Creek:** Bear Creek and Evans Creek, where the mean annual flow is 20.0 cubic feet per second or greater, and the land underlying the creek in those areas, associated wetlands, and the following areas:

1. West of Avondale Road: Those lands extending landward 200 feet from the ordinary high water mark on both sides of the creek.

2. East of Avondale Road:

   a. **North side of creeks:** All lands extending landward 200 feet from the ordinary high water mark plus all areas within the one percent numerical probability floodplain (100-year floodplain) as defined by the most recent Federal Emergency Management Agency map or study or best available data. Within the Friendly Village Mobile Home Park property, the Shoreline Jurisdiction shall comprise of those lands extending 200 feet from the ordinary high water mark on both sides of the creek.

   b. **South side of creeks:** Those lands extending landward 200 feet from the ordinary high water mark.

Effective on: 4/16/2011

**21.68.030 Shoreline Master Program and Relationship to Other Policies and Regulations.**

A. **Shoreline Master Program.**

1. **Shoreline Master Program Policies.** The following policies shall constitute the Redmond Shoreline Master Program policies.


   b. Comprehensive Plan Natural Environment Element policies NE-12 through NE-17 and NE-19 through NE-101.

   (Ord. 2968)


   (Ord. 2486)
2. **Shoreline Master Program Regulations.** The following regulations shall constitute the Redmond Shoreline Master Program development regulations:

   a. RZC **21.68**, *Shoreline Regulations*.

   b. RZC **21.64**, Critical Areas (Ord. **2259**, dated May 28, 2005), with the exception of the following subsections:

      i. RZC **21.64.010.D**, Exemptions

      ii. RZC **21.64.010.S**, Reasonable Use Provision

      iii. RZC **21.64.010.T**, Public Project Reasonable Use Provision

      iv. RZC **21.64.020.C**, Alteration of Fish and Wildlife Habitat Conservation Areas

      v. RZC **21.64.060.C**, Alteration of Geologically Hazardous Areas – Generally

   c. RZC **21.66**, Dredging

   (Ord. 2486)

   **21.78**

   d. **21.50.010**, Definitions – Those specific to shorelines and so noted with an “SMP” following their definition.

   e. RZC **21.06, 21.08, 21.10** and **21.14** Regulations: Urban Recreation, Residential, Downtown, and Commercial Zones – Those sections of the site requirements charts (and associated footnotes) establishing maximum height in the Shoreline Jurisdiction and waterfront building setbacks along Lake Sammamish, plus the following subsections specific to shoreline development:


      ii. RZC **21.08.170.H.4C** through 6 (Ord. **2486**, dated Sept. 26, 2009)


      iv. RZC **21.14.030**


   f. RZC **21.08**, Residential Zones.

      i. RZC **21.08.020.D**, Uses 12,27 & 28

      ii. RZC **21.08.030.D**, Uses 11, 29 & 30

      iii. RZC **21.08.040.D**, Uses 11, 29 & 30

      iv. RZC **21.08.050.D**, Uses 11, 29 & 30

      v. RZC **21.08.060.D**, Uses 16, 33 & 36

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.
vi. RZC 21.08.070.C, Uses 14, 31 & 32

vii. RZC 21.08.080.D, Uses 16, 33 & 34

viii. RZC 21.08.090.D, Uses 15, 32 & 34

ix. RZC 21.08.100.D, Uses 15, 31 & 32

x. RZC 21.08.110.D, Uses 11, 28 & 29

xi. RZC 21.08.120.D, Uses 12, 28 & 29

xii. RZC 21.08.130.D, Uses 12, 28 & 29

xiii. RZC 21.08.140.D, Uses 12, 27 & 29

xiv. RZC 21.08.280.C.4 - Churches, Temples, Synagogues, and Other Places of Worship

g. RZC 21.14, Commercial Regulations.


h. RZC 21.56, Wireless Communications Facilities.

i. RZC 21.56.040.A.2.c, General Development Standards

ii. RZC 21.56.050.A.4.i, New Antenna Support Structures

iii. RZC 21.56.060.D.3.a, Special Exception Decision Criteria

i. RZC 21.76.070.U, Reasonable Use Exception (Critical Areas/Hazardous Liquid Pipelines and High Capacity Transit Corridor Preservation).

3. In addition to the policies and regulations adopted by reference, the following policies and regulations address shoreline issues but are not part of Redmond’s Shoreline Master Program:

a. Policies.

i. Comprehensive Plan Parks and Recreation Chapter Element policies PR-28 and PR-52.

b. Regulations.

i. RZC Article III, Design Standards.

B. Relationship to Other Policies and Regulations.

1. The shoreline regulations contained in this chapter shall apply as an overlay and in addition to zoning, land use regulations, development regulations, and other regulations established by the City.
2. In the event of any conflict between these regulations and any other regulations of the City, the regulations that provide greater protection of the shoreline natural environment and aquatic habitat shall prevail.

3. Shoreline Master Program policies establish intent for the shoreline regulations.

(Ord. 2968)

Effective on: 4/16/2011

21.68.040 General Regulations.

A. Regulations of General Application.

1. The location, design, and management of all shoreline uses and activities shall not degrade the quality and quantity of surface and groundwater on the site and adjacent to the site. All federal and state water quality and effluent standards shall be met.

2. All shoreline uses and activities shall be located and designed in a manner that ensures no net loss of shoreline ecological functions and minimizes adverse impacts to natural shoreline resources, wildlife habitat, and fish and other aquatic habitat. All development on the shoreline, impacting shoreline ecological functions, shall be mitigated according to the mitigation sequence established in WAC 173-26-201(2)(e).

3. Where specific regulations for a proposed use or activity are not provided in the Zoning Code, uses and activities shall utilize best management practices to minimize any adverse impacts to water quality and natural shoreline resources.

4. Disruption of natural shoreline resources, including clearing and grading, tree removal, and erosion protection, shall be the minimum necessary to accommodate the permitted use or activity.

5. In evaluating permit applications for proposed uses and activities within the shoreline, the City shall give due consideration to the long-term and regional effects of the proposal on natural shoreline resources and the ability of future generations to enjoy and use the shoreline.

6. New development should be located and designed to avoid the need for future shoreline stabilization to the extent feasible.

7. Where the provisions of the Zoning Code conflict, the more restrictive of the provisions shall apply unless specifically stated otherwise.

Effective on: 4/16/2011
21.68.050 Shoreline Environments.

A. Shoreline Environment Designations. The Redmond Comprehensive Plan designates shoreline environments for each area within Shoreline Jurisdictions. The shoreline environments are established by Policy SF-1 and designated on the Shoreline Environments Map. Classifying a given shoreline into distinct environments provides a means of assessing the different land use and environmental characteristics of the shoreline, thus providing the foundation for shoreline policies and regulations. Any shoreline area not designated shall be an Urban Conservancy environment, until evaluated and a permanent designation is made by the City.

B. Allowed and Prohibited Uses and Activities in Shoreline Environments.

1. The Shoreline Management Act and its implementing regulations provide that if a use is not listed in the Shoreline Master Program, it may be allowed through a Shorelines Conditional Use Permit application (WAC 173-26-240 (2) (b) and WAC 173-27-160). Shoreline uses, activities, or conditions listed as prohibited shall not be authorized through a variance, special use permit, conditional use permit, or any other permit or approval.

2. The Redmond Zoning Code contains special provisions for certain uses and activities that may occur within the Shoreline Jurisdiction. Special standards for these uses and activities are in the Zoning Code subsections listed in RZC 21.68.050.C, Uses and Activities in Shoreline Environments. Only those provisions listed in RZC 21.68.030, Shoreline Master Program and Relationship to Other Policies and Regulations, are adopted by reference as part of the City of Redmond Shoreline Master Program.

3. Shoreline modification activities shall support an allowed shoreline use that complies with the requirements of the Shoreline Master Program. Except as otherwise provided, all shoreline modification activities not associated with a legally existing or approved shoreline use are prohibited.

C. Uses and Activities in Shoreline Environments.

1. Explanation of Uses Table. The following table, Shoreline Environments, Permitted Uses, and Activities, identifies uses and activities, and defines whether those uses are prohibited, permitted by application for Exemption or Shoreline Substantial Development Permit, or permitted by a Shoreline Conditional Use Permit. The following symbols apply:

   a. “X” means that the use or activity is prohibited in the identified Shoreline Environment.

   b. “P” means that the use or activity may be permitted by approval by the City of Redmond through a Letter of Shoreline Exemption or through a Shoreline Substantial Development Permit (RZC 21.68.200).

   c. “C” means that the use or activity may be permitted by approval of the City of Redmond and Department of Ecology through a Shoreline Conditional Use Permit (RZC 21.76.050.H and 21.68.200). Uses that are not specifically prohibited under the following table or under RZC 21.68.050.C.2 may be authorized through a Shoreline Conditional Use Permit.

   d. Shoreline Variances (RZC 21.76.050.H and 21.68.200) are intended only to grant relief from specific bulk, dimensional, or performance standards in the Shoreline Master Program, NOT to authorize shoreline uses and activities. They are therefore not included in the following table.

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.
2. **Prohibited Uses.**
   
a. **General.** Uses identified under b are specifically prohibited in all Shoreline Environments. Shoreline uses, activities, or conditions listed as prohibited shall not be authorized through a variance, special use permit, conditional use permit, or any other permit or approval.

b. **Prohibited Uses in all Shoreline Environments.** The following uses are prohibited and subject to:
   
i. Agriculture and Resource Management: Hunting, trapping, mining and quarrying, and in-water structures;

   ii. Utilities: Solid waste landfill or transfer station;

   iii. Transportation Facilities: Helicopter landing facilities, primary use parking, expressways, railroads, towing operators and auto impoundment, truck terminals, railroad yards;

   iv. Manufacturing and Industrial: Hazardous waste (primary) and in-water structures;

   v. Commercial, Wholesale, Retail: Commercial marinas, piers and docks, drive-in theaters, off-premise signs, billboards, in-water structures, hazardous waste (primary);

   vi. Residential: Floating homes; and

   vii. Recreational: Golf driving range.

**NOTES:**

1. Does not include fishing, or hunting and trapping authorized by local, state or federal agencies, or Native American tribes, for the purposes of wildlife management or scientific research.

2. Does not include emergency medical airlift.

3. Grade crossings, signaling, underpasses, and overpasses only. New railroad corridors are prohibited. This prohibition does not apply to the corridors of a regional light rail transit system.

4. Real estate and political signs are allowed subject to provisions of RZC 21.44, Signs.

3. **Relationship to Other Regulations.** In cases where there is a conflict among the various sections of the RZC and the following table, the regulation that provides the greatest protection to the Shoreline Environment shall take precedence. The permits identified in this table relate to a proposal occurring within the Shoreline Jurisdiction as defined in RZC 21.68.020, Shoreline Jurisdiction. Other permits and approvals may be required by the City of Redmond and by state and federal agencies with jurisdiction. See the land use chart for the zoning district in which a proposal is located. Special restrictions may apply to some uses; please refer to the applicable Permitted Uses Chart for special regulations that may apply.
### Table 21.68.050A
Shoreline Environments, Permitted Uses, and Activities Chart

<table>
<thead>
<tr>
<th>USES AND ACTIVITIES</th>
<th>SHORELINE ENVIRONMENT</th>
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</thead>
<tbody>
<tr>
<td></td>
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<td><strong>AGRICULTURE &amp; RESOURCE MANAGEMENT</strong></td>
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<td>Agriculture</td>
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<td>Aquaculture</td>
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<td>Nurseries, tree farms</td>
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<tr>
<td>Equestrian and livestock facilities</td>
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<tr>
<td>Animal kennels</td>
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<tr>
<td><strong>UTILITIES</strong></td>
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<td>Water-dependent utilities (i.e., outfalls)</td>
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<td>Accessory utilities and other underground utilities, except stormwater conveyance facilities</td>
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<td>Stormwater conveyance facilities accessory to a principal use</td>
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<td>Utilities: Substation and Storage</td>
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<td>Utility lines attached to existing bridge structures and underground lines</td>
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<td>Underwater or over-water crossings</td>
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<td>Broadcast and Relay Towers</td>
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<td>Other noncommercial wireless communication facilities</td>
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<td><strong>TRANSPORTATION FACILITIES</strong></td>
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<td>Bridges: autos, railroads</td>
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<tr>
<td>Bridges: pedestrian, bicycle, equestrian</td>
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</tr>
<tr>
<td>Bridges: regional light rail transit</td>
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</tr>
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<td>Private noncommercial float plane landing and mooring facilities on Lake Sammamish only</td>
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<td>Accessory parking to a use permitted in the designated shoreline environment</td>
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<td>USES AND ACTIVITIES</td>
<td>SHORELINE ENVIRONMENT</td>
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<td>Principal arterials</td>
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<td>Connectors</td>
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<tr>
<td>Regional light rail transit structures and facilities</td>
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<td>New railroad facilities other than bridges for rail corridors existing on the effective date of this code</td>
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<td>Light industrial and manufacturing development</td>
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<td>Ports and water-related industry</td>
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<td>Outdoor storage</td>
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<td>COMMERCIAL, WHOLESALE, RETAIL</td>
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<td>Commercial, wholesale, retail development</td>
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<td>Office</td>
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<tr>
<td>Water-enjoyment commercial uses</td>
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<td>Hotel</td>
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<tr>
<td>Restaurant</td>
<td></td>
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<tr>
<td>Pedestrian-oriented carts, kiosks</td>
<td></td>
</tr>
<tr>
<td>Produce or handcraft stands up to 120 square feet</td>
<td></td>
</tr>
<tr>
<td>Car-top boat rentals</td>
<td></td>
</tr>
<tr>
<td>Automobile, boat, recreational vehicle sales, rentals, repairs</td>
<td></td>
</tr>
<tr>
<td>Outdoor advertising</td>
<td></td>
</tr>
<tr>
<td>Outdoor storage and outdoor bulk sales</td>
<td></td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>Residential development, except floating homes</td>
<td></td>
</tr>
<tr>
<td>Boathouses</td>
<td></td>
</tr>
<tr>
<td>USES AND ACTIVITIES</td>
<td>SHORELINE ENVIRONMENT</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Aquatic</td>
</tr>
<tr>
<td><strong>RECREATIONAL</strong></td>
<td></td>
</tr>
<tr>
<td>Water-oriented recreational development; e.g., interpretive center, park</td>
<td>X</td>
</tr>
<tr>
<td>Non-water-oriented recreational development</td>
<td>X</td>
</tr>
<tr>
<td>Water-dependent recreation; e.g., swimming, fishing</td>
<td>P</td>
</tr>
<tr>
<td>Recreational marinas</td>
<td>X</td>
</tr>
<tr>
<td>Residential piers, docks, floats, and boatlifts</td>
<td>P</td>
</tr>
<tr>
<td>Private over-water structures, including Boathouses, except piers, docks, floats</td>
<td>P</td>
</tr>
<tr>
<td>Public piers, docks, fishing/viewing platforms, and boardwalks</td>
<td>P</td>
</tr>
<tr>
<td>Nonmotorized boating</td>
<td>P</td>
</tr>
<tr>
<td>Boat ramps for nonmotorized</td>
<td>P</td>
</tr>
<tr>
<td>Motorized boating</td>
<td>P</td>
</tr>
<tr>
<td>Boat ramps for motorized</td>
<td>P</td>
</tr>
<tr>
<td>Trails²</td>
<td>X</td>
</tr>
<tr>
<td>Public Access²</td>
<td>P</td>
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<tr>
<td><strong>INSTITUTIONAL &amp; RELIGIOUS</strong></td>
<td></td>
</tr>
<tr>
<td>Churches, temples, synagogues</td>
<td>X</td>
</tr>
<tr>
<td>Other institutional</td>
<td>X</td>
</tr>
<tr>
<td><strong>OTHER ACTIVITIES</strong></td>
<td></td>
</tr>
<tr>
<td>Habitat conservation and recreation</td>
<td>P</td>
</tr>
<tr>
<td>Stand-alone shoreline protective structures not associated with a structure otherwise permitted in this table</td>
<td>X</td>
</tr>
</tbody>
</table>
### Table 21.68.050A
Shoreline Environments, Permitted Uses, and Activities Chart

<table>
<thead>
<tr>
<th>USES AND ACTIVITIES</th>
<th>SHORELINE ENVIRONMENT</th>
<th>An Aquatic Environment</th>
<th>A Natural Environment</th>
<th>A Urban Conservation Area</th>
<th>A Shoreline Residential Environment</th>
<th>A High Intensity/Multiuse Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stand-alone fill and excavation, clearing and grading not associated with an underlying use permitted in this table</td>
<td>C</td>
<td>X</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Fill and excavation for water-dependent use, bridge or public access</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Fill and excavation for ecological restoration</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Wetland mitigation bank</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dredging</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Water withdrawals and diversions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Flood control structures and activities</td>
<td>P</td>
<td>C</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Environmental and cultural interpretation; scientific research; cultural access³</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**TABLE NOTES:**

1. See Shoreline Policy SL-2
2. Trails and public access on public lands or rights-of-way.
3. Includes small-scale aquaculture connected to Native American culture or sustenance.

### D. Use Regulations.

1. **Agriculture and Resource Management.**

   a. Agricultural uses and development in support of agricultural uses shall be located and designed to assure no net loss of shoreline ecological functions, and shall not have a significant adverse impact on other shoreline resources and values.

   b. New agricultural uses shall be consistent with the policies of the shoreline environment designation in which they are located.

   c. Impacts to water quality and stormwater quantity that would result in a net loss to shoreline ecological functions or a significant impact to aesthetic qualities or recreational opportunities shall be prevented.
d. New structures for feeding, housing, training, and caring for livestock shall be located outside the stream buffer. This also applies to accessory structures.

e. Lighting for agriculture and resource management uses shall be consistent with RZC 21.68.120.

f. Parking shall be consistent with RZC 21.68.140.

g. Signs shall be consistent with RZC 21.68.150.

h. Tree protection, landscaping, and screening requirements of RZC 21.68.110 shall be met.

i. Vegetation management per RZC 21.68.170 shall be met.

j. These regulations apply to new agricultural uses occurring on lands not designated for agriculture.

2. **Utilities.** Utilities use regulations are found in RZC 21.68.160, *Utilities Within Shorelines.*

3. **Transportation Facilities.**

   a. Locate transportation away from the water body unless no feasible alternative exists or unless the facility is part of a regional light rail transit system.

   b. Design and landscape transportation facilities to avoid and minimize impacts to existing land uses, shoreline views, public access, and the natural environment.

4. **Manufacturing and Industrial Uses.**

   a. Preference shall be given to water-dependent industrial uses over non-water-dependent industrial uses.

   b. Preference shall be given to water-related industrial uses over non-water-oriented industrial uses.

   c. Non-water-oriented industrial development on shorelines shall be prohibited, except when conditions established in WAC 173-26-241(f)(i) and (ii) are met and non-water-oriented industrial development is expressly allowed where the development is located in the High Intensity/Multiuse Environment separated from the ordinary high water mark by lands with a different Shoreline Environment designation.

   d. Design, locate, and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment, and achieve no net loss of shoreline ecological function.

   e. Design, locate, and manage these uses to minimize impacts to existing or future planned public access and visual access.

   f. Consider incorporating public access as mitigation for impacts to shoreline resources and values unless public access cannot be provided in a manner that does not result in significant interference with operations or hazards to life or property.

   g. Shoreline buffers and setbacks are established in RZC 21.68.060, *Shoreline Buffers.*
h. Tree protection requirements per RZC 21.68.110.A shall be met.

i. Landscaping and screening requirements per RZC 21.68.110.B shall be met.

j. Lighting shall be consistent with RZC 21.68.120.

k. Parking facilities are prohibited within shoreline buffers, except as described in RZC 21.68.140. Parking regulations established in RZC 21.68.140 shall be met. Signs within the Shoreline Jurisdiction shall be oriented away from, or screened from public shoreline areas, and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas consistent with RZC 21.68.150, Signs.

5. Commercial, Wholesale, and Retail Uses.

   a. Preference shall be given to water-dependent commercial uses over non-water-dependent commercial uses.

   b. Preference shall be given to water-related and water-enjoyment commercial uses over non-water-oriented commercial uses.

   c. Non-water-oriented commercial uses on shorelines within navigable waterways, such as Lake Sammamish, shall be prohibited except:

      i. as part of a mixed-use development; or

      ii. in situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there in no direct access to the shoreline or where the water body is not navigable; or

      iii. where the site is physically separate from the shoreline by another property or public right-of-way.

   d. Design, locate, and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment, and achieve no net loss of shoreline ecological functions.

   e. Design, locate, and manage these uses to minimize impacts to existing planned public physical access and visual access.

   f. Shoreline buffers and setbacks are established in RZC 21.68.060, Shoreline Buffers.

   g. Tree protection requirements per RZC 21.68.110.A shall be met.

   h. Landscaping and screening requirements per RZC 21.68.110.B shall be met.

   i. Lighting shall be consistent with RZC 21.68.120.

   j. Parking facilities are prohibited within shoreline buffers. Parking regulations established in RZC 21.68.140 shall be met.
k. Signs within the Shoreline Jurisdiction shall be oriented away from, or screened from public shoreline areas, and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas consistent with RZC 21.68.150.

   a. Along Lake Sammamish, structures above grade, other than those related to water use, such as docks, piers, and boathouses, shall be set back a minimum of 35 feet from the ordinary high water mark. This setback may be reduced consistent with RZC 21.68.060.B, Lake Sammamish Setback.
   b. Shoreline buffers per RZC 21.68.060.A apply along the Sammamish River, Bear Creek, and Evans Creek.
   c. Residential in-water structures are regulated under RZC 21.68.070.
   d. Tree protection per RZC 21.68.110 shall be met.
   e. Vegetation management per RZC 21.68.170 shall be met.
   f. Floating homes are prohibited.

7. Recreation.
   a. Design parks and recreational development to be compatible with adjacent shoreline uses and to protect fish and wildlife habitats.
   b. Utilize maintenance procedures that ensure protection of water quality and minimizes wildlife and vegetation disturbance.
   c. In-water structures are regulated under RZC 21.68.070.
   d. Shoreline access is established in RZC 21.68.180.

8. Institutional and Religious Uses.
   a. Non-water-dependent institutional and religious uses shall be prohibited unless they can meet the criteria established for non-water-dependent uses established in WAC 173-26-241(3)(d)(i) and (ii).
   b. Design, locate, and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment.
   c. Design, locate, and manage these uses to minimize impacts to existing or future planned public access and visual access.
   d. Shoreline buffers and setbacks are established in RZC 21.68.060, Shoreline Buffers.
   e. Tree protection requirements per RZC 21.68.110.A shall be met.
   f. Landscaping and screening requirements per RZC 21.68.110.B shall be met.
g. Lighting shall be consistent with RZC 21.68.120.

h. Parking facilities are prohibited within shoreline buffers. Parking regulations established in RZC 21.68.140 shall be met.

i. Signs within the Shoreline Jurisdiction shall be oriented away from, or screened from public shoreline areas, and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas consistent with RZC 21.68.150.

E. **Shoreline Development Standards.** The following chart establishes shoreline-specific development standards in the different shoreline environment designations.

<table>
<thead>
<tr>
<th>DEVELOPMENT STANDARDS</th>
<th>SHORELINE ENVIRONMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Aquatic</td>
</tr>
<tr>
<td>Agriculture and Resource Management</td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>n/a</td>
</tr>
<tr>
<td>Buffer/setback(^1)</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum impervious surface</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>n/a</td>
</tr>
<tr>
<td>Utilities</td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>n/a</td>
</tr>
<tr>
<td>Buffer/setback(^1)</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum impervious surface</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>n/a</td>
</tr>
<tr>
<td>Transportation Facilities</td>
<td></td>
</tr>
<tr>
<td>Density</td>
<td>n/a</td>
</tr>
<tr>
<td>Buffer/setback(^1)</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum impervious surface</td>
<td>n/a</td>
</tr>
<tr>
<td>DEVELOPMENT STANDARDS</td>
<td>SHORELINE ENVIRONMENT</td>
</tr>
<tr>
<td>------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td></td>
<td>Aquatic</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>n/a</td>
</tr>
<tr>
<td>Manufacturing/Industry</td>
<td>Density</td>
</tr>
<tr>
<td></td>
<td>Buffer/setback&lt;sup&gt;1&lt;/sup&gt;</td>
</tr>
<tr>
<td></td>
<td>Maximum impervious surface</td>
</tr>
<tr>
<td></td>
<td>Minimum lot frontage</td>
</tr>
<tr>
<td></td>
<td>Maximum building height</td>
</tr>
<tr>
<td>Commercial, Wholesale, Retail</td>
<td>Density</td>
</tr>
<tr>
<td></td>
<td>Buffer/setback&lt;sup&gt;1&lt;/sup&gt;</td>
</tr>
<tr>
<td></td>
<td>Maximum impervious surface</td>
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<tr>
<td></td>
<td>Minimum lot frontage</td>
</tr>
<tr>
<td></td>
<td>Maximum building height</td>
</tr>
<tr>
<td>Residential</td>
<td>Density</td>
</tr>
<tr>
<td></td>
<td>Buffer/setback&lt;sup&gt;1&lt;/sup&gt;</td>
</tr>
<tr>
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<td>Maximum impervious surface</td>
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<td></td>
<td>Minimum lot frontage</td>
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<tr>
<td></td>
<td>Maximum building height</td>
</tr>
<tr>
<td>Recreational</td>
<td>Density</td>
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<tr>
<td></td>
<td>Buffer/setback&lt;sup&gt;1&lt;/sup&gt;</td>
</tr>
<tr>
<td>DEVELOPMENT STANDARDS</td>
<td>SHORELINE ENVIRONMENT</td>
</tr>
<tr>
<td>----------------------------</td>
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</tr>
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</tr>
<tr>
<td>Maximum impervious surface</td>
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</tr>
<tr>
<td>Minimum lot frontage</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Institutional and Religious

| Density                    | n/a       | n/a       | n/a       | n/a       | n/a       |
| Buffer/setback¹            | n/a       | n/a       | n/a       | n/a       | 150-200 feet |
| Maximum impervious surface | n/a       | n/a       | n/a       | n/a       | 75 percent |
| Minimum lot frontage       | n/a       | n/a       | n/a       | n/a       | 30 feet    |
| Maximum building height    | n/a       | n/a       | n/a       | n/a       | 35 feet    |

**TABLE NOTES:**

1 Subject to RZC [21.68.060, Shoreline Buffers]{.external}. Transportation crossings shall be allowed and not subject to buffer setbacks provided they meet RZC [21.68.060.A]{.external}.

2 The height limit is restricted to that portion of the building physically located within the Shoreline Jurisdiction.

3 See RZC [21.06.010.B]{.external} for height limitations and exceptions to the 35 foot height limitation.

4 Can go up to 1.0 FAR with TDRs.


6 Outside of Downtown and can go up to .70 FAR with TDRs. In Downtown, 1.25 FAR without TDRs per site or at least 10,000 square feet of GFA.

7 This is the buffer setback from Lake Sammamish, where the majority of the Shoreline Residential environment is designated. See RZC [21.68.060.B, Lake Sammamish Setback]{.external}.

8 Residential density in Downtown varies with lot size up to 66 du/acre per site. Outside of Downtown is .12 du/acre per site.

9 Varies between 75 and 100 percent impervious surface per site by Downtown Design District and underlying zoning.

10 du/ac = dwelling units per acre. Note that n/a = not applicable in the shoreline environment.
(Ord. 2968)

Effective on: 4/16/2011

21.68.060 Shoreline Buffers.

A. Shoreline Buffers.

1. Shoreline buffers are established for Type I streams; those streams identified as Shorelines of the State. Stream buffers for the Shorelines of the State are established for the Sammamish River, Bear Creek, and Evans Creek as follows:

a. Sammamish River:

i. North of Puget Sound Energy powerline crossing: 150-foot inner buffer plus a 50-foot outer buffer.


b. Bear Creek:

i. West of Avondale Road: 150-foot buffer.

ii. East of Avondale Road: 150-foot inner buffer plus a 50-foot outer buffer.

c. Evans Creek: 150-foot inner buffer plus a 50-foot outer buffer.

Buffers are established to protect the integrity, function, and value of the riparian corridor, and shall be an area of undisturbed vegetation where development is prohibited, subject to 2 through 5 below. There are no building setbacks from these buffers.

Where a City-sponsored stream or river restoration project remeandered a Type I stream, adjacent buffers may be reduced so that the buffers will extend no farther than the extent of the buffers immediately prior to the restoration project, provided no net loss of shoreline ecological functions can be demonstrated, and the reduced buffer is no less than 100 feet in width. This provision shall not be construed to allow automatic reduction of the buffer on the corresponding opposite side of the stream when the stream is being located further away from said property.

2. Subject to 3 through 5 below, maximum clearing and grading within the outer 50-foot buffer is 35 percent of the outer buffer area. Nothing in this provision shall be construed to require remediation of existing situations where the current clearing and grading is in excess of 35 percent. Subject to 3 through 5 below, no net effective impervious surfaces may be created within this area.

3. Except as otherwise specifically permitted in this section, RZC 21.68.060.A or in any other portion of the Shoreline Master Program, development, including clearing, grading, disturbing, or altering of a stream buffer is strictly prohibited, except for the following activities that are permitted within all buffer areas:
a. Stormwater conveyance systems and underground utilities;

b. Trails subject to the Public Access policies and regulations of the Shoreline Master Program; and

c. Bridges which are part of a regional transit system where there is a demonstrated public need and the location has been selected through a regional transit planning process. Buffer setbacks do not apply to transportation crossings; however, buffer crossing impacts shall be minimized and mitigated.

4. Businesses currently located in the stream buffers or stream setbacks may continue to operate. A nonconforming use in the stream buffers or stream setbacks may be expanded, provided the expansion does not result in a net loss of shoreline ecological functions over existing conditions. Nonconforming structures may be maintained and repaired and may be enlarged or expanded, provided said enlargement does not extend the structure closer to the shoreline. Businesses currently located in the stream setbacks may sell their land to entities for redevelopment in the same general land use category; e.g., an industrial user may sell to a different type of industrial user, who may continue forward as a nonconforming use and with the existing nonconforming structures and may also redevelop pursuant to this section, RZC 21.68.060.A, and other applicable portions of the Shoreline Master Program.

5. In any High-Intensity/Multiuse location within a buffer where the land is actively being used as part of a legitimate business operation, such land, including either structures or active operational areas, established prior to January 1, 2008, may continue to operate. New structures, pavement, and other improvements are permitted within this area so long as incremental environmental benefit is provided, and no net loss of shoreline ecological functions is demonstrated.

B. Lake Sammamish Setback. Lake Sammamish has no buffer, as noted in RZC 21.68.060.A above, but rather has a building setback. The waterfront-building setback for new development and redevelopment (teardowns) along Lake Sammamish shall be a minimum of 35 feet. The building setback can be reduced to 20 feet if the setback area is revegetated with primarily native vegetation. Establishment of a tree canopy is encouraged. No constructed structures other than those required for waterfront access/docks are allowed within the 20-foot setback. The applicant shall record on the title documentation from the City of Redmond, confirming that the structure has been built under the flexible setback option and as such, the structure is conforming and the area within the 20-foot lakefront setback is to remain planted primarily with native vegetation, as described above. The City shall assist the applicant in determining appropriate native vegetation requested and will coordinate with the applicant on the planting success the following year. New development adhering to the 35-foot setback and/or reconstruction that involves greater than 50 percent of the value of existing improvements shall be required to plant 50 percent of the area in the minimum 20-foot building setback with native vegetation.

C. Buffer and Setback Measurements. Shoreline buffers and waterfront building setbacks are measured from the ordinary high water mark.

Effective on: 4/16/2011
21.68.070  **In-Water Structures.**

A.  **Purpose.** The purpose of this chapter is to provide standards and guidelines for the location and design of docks, marinas, boat launches, and similar in-water structures that have the potential to adversely impact natural shoreline resources.

B.  **Applicability.**

   1.  All in-water structures shall comply with the standards of this chapter.

   2.  **Critical Areas Restrictions.** In-water structures are also subject to the requirements of RZC 21.64.030.C, Alteration of Wetlands, and RZC 21.64.020.D, Alteration of Riparian Stream Corridors.

C.  **Permitted In-Water Structures.**

   1.  In-water structures shall be allowed for the following purposes only:

      a.  A water-dependent use, provided that proposals for new in-water structures demonstrate that the use cannot reasonably be accommodated by an existing in-water structure or mooring buoy;

      b.  Public access;

      c.  Enhancement of fish or wildlife habitat, or water-quality enhancement;

      d.  Construction of crossings for roads, regional light rail transit systems, bikeways, or trails, provided the installation complies with the additional standards of RZC 21.64, Critical Areas. Note that bridge crossings are not permitted across Lake Sammamish.

   2.  **Restricted Locations.** In-water structures shall be located away from critical habitat areas and public access facilities as follows:

      a.  In-water structures shall not be located in salmon and steelhead spawning areas or freshwater clam beds.

      b.  Marinas, boat ramps, float plane facilities, and community boat docks shall be located a minimum of 100 feet from critical wildlife nesting areas, natural lake beaches, and Category I and II wetlands. Greater buffers may be required pursuant to RZC 21.64.020.E, Alteration of Fish and Wildlife Habitat Conservation Areas.

      c.  Marinas, motorized boat ramps, float plane facilities, and private docks or piers shall be located a minimum of 100 feet from a public swimming beach.

      d.  Marinas and boat ramps are prohibited on Bear and Evans Creeks. Marinas are prohibited on the Sammamish River.

      e.  Floats are allowed on Lake Sammamish only.

   3.  Floating homes are prohibited.
D. General Design Requirements for In-Water Structures.

1. Proposals for in-water structures shall provide a preconstruction habitat evaluation, including an evaluation of salmon and steelhead habitat, freshwater clam habitat, and critical wildlife habitat, and a post-construction monitoring plan. They shall also include an evaluation of shoreline ecological functions and demonstrate how the project achieves no net loss of shoreline ecological functions.

2. Proposals for in-water structures shall mitigate adverse impacts to fisheries, aquatic and wildlife resources, shoreline and native aquatic vegetation, and impacts to other natural shoreline systems. Mitigation may include, but is not limited to, joint use of existing structures, open decking on piers, replacement of nonnative vegetation, installation of in-water habitat features, or restoration of shallow water habitat. All proposals for in-water structures, except for single-family residential docks and piers, shall, at a minimum, meet the requirements of RZC 21.64.020.F, Riparian Stream Corridor Performance Standards, and RZC 21.64.030.D, Wetland Performance/Design Standards.

3. Protection of Vegetation.

   a. In-water structures shall be designed and located to minimize shading of native aquatic vegetation. Removal of shoreline, riparian, and aquatic vegetation shall be limited to the minimum extent necessary to construct the project. All upland and aquatic areas disturbed by construction shall be replanted with native vegetation.

   b. In-water structures shall include the installation of native aquatic plants, such as hardstem bulrush (Scirpus acutus), below the ordinary high water mark to a minimum width of 10 feet to mitigate the effects of introduced structures on wave action and erosion.

      Significant trees shall be protected and replaced adjacent to the water body, pursuant to RZC 21.68.110, Tree Protection, Landscaping and Screening Within Shorelines.

4. New or replacement in-water structures shall be designed and located such that natural hydraulic and geologic processes, such as erosion, wave action, or floods, will not necessitate the following:

   a. Reinforcement of the shoreline or stream bank with new bulkheads or similar artificial structures to protect the in-water structure;

   b. Excessive dredging; or

   c. Dredging in salmon and steelhead spawning areas.

      Replacement of in-water structures shall include proper removal of abandoned or other manmade structures and debris.

5. All in-water structures shall be designed to allow for the free passage of water and fish. Intake pipes shall be screened to avoid impacting fish, consistent with the Washington Department of Fish and Wildlife's Screening Guidelines.
6. In-water structures are not subject to the waterfront setbacks or building setbacks otherwise provided for in the Zoning Code. Specific types of in-water structures are subject to side property line setbacks as identified in the specific sections that follow.

7. In-water structures shall not interfere with the public's right of navigation. Where in-water structures are located adjacent to public piers, public beaches, or other public open space, such structures shall provide or enhance public access commensurate with the scale of the project's impacts to public access.

8. In-water structures shall be designed to minimize aesthetic impacts to the shoreline. In-water structures, excluding mechanical equipment associated with watercraft, shall consist of nonreflective or low-reflective material.

9. Bulk storage of gasoline, oil, and other petroleum products over the water or in the water is prohibited.

E. **Piers, Docks, and Floats: Piers and docks are prohibited in the Sammamish River, Bear Creek, and Evans Creek.** Where new or replacement piers, docks, floats, or boardwalks are allowed, they shall meet the following additional conditions:

1. *Demonstrated Need.*
   a. Where a proposed pier or dock is located within 100 feet of an existing pier or dock, the proposal shall demonstrate that a combined or shared facility is not available or feasible, or would not serve to reduce environmental impacts to shoreline resources. This shall not apply to piers and docks accessory to single-family residences. Easements or covenants assuring joint use and specifying maintenance responsibility shall be provided with a joint application.
   
   b. The proposal shall demonstrate that other means, such as floating moorage buoys, or boat lifts, cannot accommodate the use, are not available, or are infeasible.

2. *Number of Piers.*
   a. No lot shall have more than one pier, dock, or float structure, except as provided below:
      i. An additional pier, dock, or float structure is allowed where such structure is open to and accessible to the public.
      
      ii. A residential lot may include one float in addition to one pier or one dock.
   
   b. Finger piers supported by pilings are prohibited. Finger floats or docks are allowed.

3. Each pier and float structure shall meet the length, width, height, and area restrictions specified in this section.

4. **Floats.** Where allowed, residential floats or over-water platforms may not exceed 60 square feet in area, except that where a lot does not have a pier or dock, floats may not exceed 80 square feet. Floats and over-water platforms must be located no closer than five feet from a property line, and no further waterward than
the waterward extent of the primary pier or dock, or than the point where the water depth reaches 13 feet, whichever is less.

5. **Maximum Coverage.** The maximum total water coverage by piers, docks, and floats per lot shall be as follows. (See Figures 21.68.070A and 21.68.070B.)

   a. In single-family residential zones: The lesser of 20 percent of the area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 480 square feet. Small finger docks attached to the main pier and floats shall be included in this maximum area.

   b. In multifamily residential zones: The lesser of 25 percent of the area bounded by the line of ordinary high water, the waterward projection of the side property lines, and the waterward extremity of the pier projected parallel to the line of ordinary high water or 960 square feet. Small finger docks attached to the main pier and floats shall be included in this maximum area.

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**Figure 21.68.070A**

*Example Maximum Pier Coverage Single Family Residential Zones*
6. **Pier Length.** The maximum pier or dock length from the shoreline shall be the lesser of 80 feet or a length necessary to reach a water depth at the end of the pier of 13 feet below ordinary high water. (See Figure 21.68.070C.)
7. **Pier Width.** No pier or dock may exceed six feet in width. Floats may not exceed ten feet in width.

8. **Pier Height.**
   a. No pier or dock shall exceed four feet in height above ordinary high water.
   b. Railings, storage bins, signs, boat lifts, and other features and structures accessory to piers, docks, and floats shall have a height limit of four feet above the deck surface.
   c. Public access features accessory to a public pier or dock, such as seating areas or interpretive signs, shall not project more than four feet above the deck surface of a pier or dock, except that covered public shelters shall not exceed 12 feet in height above the deck surface.
   d. Skirting, decking lower than one vertical foot above ordinary high water, or similar structures around docks and floats are not allowed.

9. **Pier Setbacks.** The minimum setback from any side property line is ten feet, except that shared facilities may be located adjacent to or on both sides of a property line upon agreement of the affected property owners.

10. Any utility lines serving a pier or dock shall be located below the pier deck or underground.

11. Lighting for piers and docks shall be the minimum necessary to locate the dock at night, shall be designed to minimize glare, and shall incorporate cutoff shields, or otherwise shall be directed downward toward the dock. Piers, docks, and floats that are not lighted shall incorporate reflectors for nighttime visibility.

12. **Pilings and Decking.** Piers, docks, and pilings shall minimize shading of the water and habitat for salmonid predators by minimizing piling and decking area, as follows:
a. Piers shall use steel pin pilings where wave action and substrate allow. Piers using traditional pilings shall use the minimum number of pilings necessary to support the pier and maximize the distance between pilings.

b. The decking of all piers and docks shall be designed to allow 50 percent light passage. This may be accomplished through grated decks, light prisms, or other means.

c. Piers shall be designed to span, without pilings, aquatic areas where summer water depths range between 3.3 to 6.6 feet deep.

d. Pier platforms shall be designed and located to avoid or reduce shallow water (less than nine feet deep) shading.

e. Preferred construction techniques include vibratory pile drivers rather than conventional hammer pile drivers.

13. Wooden components that will be in contact with standing water or floodwaters shall not contain creosote, pentachlorophenol, or similar toxic substances. Use durable, nontoxic materials for wooden components protection. Structures shall be made out of materials that have been approved by applicable state agencies.

14. New residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence, when feasible.

F. Marinas and Boat Launches.

1. Marinas in Publicly Owned Facilities. Marinas, boat ramps, and boat launch sites located in publicly owned facilities such as parks must be available to the general public with no preference for private clubs or groups.

2. All proposals for marinas and boat-launching facilities that may require periodic removal of aquatic vegetation shall provide a comprehensive aquatic vegetation management and monitoring plan.

3. Marinas and boat launching facilities shall be located no closer than 50 feet from another marina, boat launch, or dock.

4. Marinas, boat ramps, and launching sites shall be designed and located according to the following criteria:
   a. They shall not interfere with existing in-water recreational activities.
   b. They shall not significantly damage fish and wildlife habitats.
   c. They shall be designed to achieve no net loss of shoreline ecological functions.
   d. They shall be aesthetically and functionally compatible with the shoreline area and nearby uses. Aesthetic impacts shall be avoided, or if not possible, aesthetic impacts shall be mitigated.
   e. They shall be located only at sites with suitable environmental conditions, shoreline configuration, access, and neighborhood uses.
5. Boat launch ramps and vehicle access to the ramps shall be paved. Access to the ramp and parking for the ramp shall be located a sufficient distance from any frontage road to provide safe maneuvering of boats and trailers, and shall not be located through public beaches, or through critical habitat areas, including but not limited to Category I and II wetlands.

6. Boat launch ramps shall be designed to minimize areas of landfill or shoreline protective structures.

7. All facilities shall meet health, safety, and welfare requirements of appropriate state agencies.

8. Covered moorage is prohibited.

9. Commercial marinas are prohibited. Recreational marinas are permitted and shall provide public access.

10. If a recreational marina allows live-aboard vessels, a Shoreline Conditional Use Permit shall be required.

11. Marinas and boat launches shall not interfere with the rights of navigation.

12. Vessels shall be restricted from extended mooring on waters of the state, except as allowed by applicable state regulations and unless a lease or permission is obtained from the state and impacts to navigation and public access are mitigated.

G. **Water-Oriented Accessory Structures.** Accessory structures that are water oriented and accessory to a shoreline or water-dependent use shall meet the following standards.

1. Water-oriented accessory structures are not subject to the waterfront building setbacks or side yard setbacks of the underlying zone (see RZC 21.08.020 through 21.08.140), unless otherwise noted below.

2. Boathouses and similar water-oriented structures may extend no further waterward than the ordinary high water line. Such structures shall meet the minimum side yard setback required in the underlying zone, unless they are a joint use facility that serves more than one adjoining waterfront lot.

3. Water-oriented accessory structures shall not exceed ten feet in height and 250 square feet in area. However, multiuse structures that include storage and changing rooms may be a maximum of 500 square feet. The area of such covered structures shall be included in the maximum lot coverage and impervious surface limits of the zone in which they are located.

4. Uncovered boat lifts and similar equipment or structures used for watercraft may be located waterward of the ordinary high water mark to the waterward limit of the associated pier or dock. Such structures associated with docks shall have a height limit of four feet above ordinary high water. Such structures associated with piers shall have a height limit of four feet above the deck of the pier. Where a boatlift is used in lieu of a pier, it may extend waterward of the ordinary high water mark, provided it does not exceed four feet above the ordinary high water mark in height and meets the side yard setback of the underlying zoning district. Covered boat lifts shall not exceed 96 inches in height as measured from the ordinary high water mark.
5. **Joint Use Accessory Structures.** Water-oriented accessory structures that serve more than one adjoining waterfront lot may be constructed with a zero side setback from the common boundary, provided that the owners of such property enter into a reciprocal use agreement recorded with the King County Auditor.

Effective on: 4/16/2011

### 21.68.080 Shoreline Protective Structures.

**A. Purpose.** The purpose of this chapter is to provide standards and guidelines for the location and design of bulkheads, levees, and other shoreline protective structures that have the potential to adversely impact the shoreline natural environment. New development, however, should be located and designed to avoid the need for future shoreline stabilization to the extent feasible.

**B. Permitted Shoreline Protective Structures.**

1. New and replacement shoreline protective structures shall be allowed under the following circumstances only:

   a. A geotechnical analysis prepared by a licensed professional engineer demonstrates that shoreline stabilization is necessary to prevent damage to or loss of the following facilities, due to wave action, and no practicable alternative exists. The geotechnical analysis shall evaluate on-site drainage problems away from the shoreline edge before considering structural shoreline stabilization.

      i. Existing structures, where the structure is a single-family residence or where the fair market value of the structure to be protected equals or exceeds the construction cost of the shoreline protective structure;

      ii. Existing private roads and bridges;

      iii. Public roads and bridges, and regional light rail transit facilities; or

      iv. Public shoreline access facilities.

b. Shoreline structures are necessary to protect or enhance water quality or aquatic habitat; or
c. Shoreline structures are necessary to remedy an emergency situation; and
d. Shoreline structures, except temporary emergency construction, comply with the requirements of subsections B.2 through B.3 below, and RZC 21.68.080.C, Design Requirements for Shoreline Protective Structures.

e. Erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.

f. Nonstructural measures, planting vegetation, or installing on-site drainage improvements are not feasible or not sufficient.
2. Shoreline protective structures, including replacement structures, shall not be located in salmon and steelhead spawning areas or freshwater clam beds, except under the following circumstances:
   
a. A hydraulic analysis demonstrates that the protective structure will have no adverse impacts on long-term stream or lake hydraulics affecting salmon and steelhead spawning areas or freshwater clam beds;
   
b. A biological inventory and analysis demonstrates that impacts to salmonids and freshwater clams are negligible; and
   
c. For nonstructural solutions, the proposed measures are necessary to protect or rehabilitate eroding shorelines, and are designed to protect or restore water quality and aquatic habitat.

3. Shoreline protective structures shall not be allowed where they will result in any of the following:
   
a. Increased or expanded residential development in undeveloped areas of the floodplain or upland of ecologically intact shorelines;
   
b. Creation of dry land waterward of the ordinary high water mark of a lake, stream, or wetland;
   
c. Loss of significant flood storage capacity in the floodplain;
   
d. Deflection or constriction of flood flows to a degree which will result in significantly increased flood heights on unprotected properties; or
   
e. Loss of shoreline ecological functions.

4. An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves, provided the following is met:
   
a. The replacement structure shall be designed, located, sized, and constructed to assure no net loss of ecological functions;
   
b. Replacement walls or bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.
   
c. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high water mark.
   
d. For the purposes of this section standards on shoreline stabilization measures, “replacement” means the construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve the purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.

5. Breakwaters and jetties are prohibited.
C. **Design Requirements for Shoreline Protective Structures.**

1. All proposals for new and replacement shoreline protective structures, except those necessary to remedy an emergency situation, shall include all of the following:

   a. An evaluation by a licensed professional engineer or qualified geologist who has professional expertise about the region and local shoreline geology, and processes of the hazard to be addressed, the need for the shoreline protective structure by estimating time frames and rates of erosion, and the feasibility of nonstructural alternatives, such as the relocation of structures or biotechnical solutions, to address the particular hazard.

   b. A hydraulic analysis prepared by a licensed professional engineer that sufficiently describes the proposal's effects on stream or lake hydraulics, including potential increases in base flood elevation, changes in stream or wave velocity, changes in groundwater movement, the potential for redirection of the normal flow or currents of the stream or lake, and potential for resultant erosion at other properties adjacent to the stream or lake.

   c. A biological inventory and analysis prepared by a professional biologist that sufficiently describes the proposal's effects on fisheries, aquatic life, and wildlife. This shall include an evaluation of shoreline ecological functions that describe how the project will achieve no net loss of shoreline ecological functions.

   d. Where mitigation is required, a monitoring program pursuant to RZC 21.64.010.P, *Monitoring Program and Contingency Plan.*

2. Structural solutions to stabilize or reinforce shorelines shall not be allowed, unless it is demonstrated that planting of vegetation, biotechnical measures, relocation or redesign of affected structures, or other nonstructural solutions are infeasible or ineffective in preventing or correcting significant erosion. This shall apply to new, replacement, repair, and emergency protective structures. Replacement or repair of bulkheads shall not be allowed, except where it can be demonstrated that replacement with a nonstructural solution is ineffective or infeasible. In general, hard armoring solutions are not permitted unless a geotechnical report pursuant to this section confirms that there is a significant possibility that such a structure will be damaged within three years as a result of shoreline erosion in the absence of such hard armoring measures, or where waiting until the need is that immediate, would foreclose the opportunity to use measures that avoid impacts of ecological functions.

3. Structures shall have no long-term detrimental effects on stream or lake hydraulics, including increased wave energy or erosion at other properties, or on fisheries, aquatic life, and wildlife.

4. Shoreline protective structures shall be designed to the minimum size, height, bulk, and extent necessary to remedy the identified hazard. Flood control dikes and levees shall be limited to the minimum height required to protect existing development in the floodplain from the design flood, as identified in the King County Flood Hazard Reduction Plan.
5. Methods selected for shoreline protection shall be appropriate for the length and configuration of the existing shoreline, erosional conditions at the site, the natural condition and habitat functions of the shoreline, and adjacent land uses, particularly single-family residences and public access.

6. Where structural solutions to shoreline protection are allowed, structures shall meet the following standards:

a. Structures shall be located landward of the ordinary high water mark, except as provided below:

i. Where a bulkhead exists, the toe of a replacement bulkhead shall not be located waterward of the toe of the existing bulkhead.

ii. To the extent necessary to protect the toe of a slope with a gradient of 40 percent or greater, a bulkhead may extend waterward of the ordinary high water mark up to a maximum of six feet beyond the ordinary high water mark.

iii. Flood control structures may extend waterward of the ordinary high water mark, but shall be located landward of the floodway and any wetlands associated with Class I streams or Lake Sammamish.

b. Filling behind bulkheads shall be the minimum amount and extent necessary to install the protective structure. Fill material must be nondissolving and nondecomposing, and shall be free of materials that would be detrimental to water quality. The elevation of the existing shoreline in the vicinity of the protective structure shall not be raised more than four feet, except where necessary for an approved flood control structure such as a levee or dike.

c. The existing contour of the natural shoreline shall be generally followed. Levees and dikes shall, where adjacent lands are within the same ownership or undeveloped, be set back from the ordinary high water mark to maintain natural bank gradients.

d. Vertical wall or solid slab bulkheads shall not be allowed, unless it is demonstrated that riprap bulkheading or an open structure is infeasible and ineffective. This shall apply to new, replacement, repaired, and emergency protective structures. Structures shall be designed with a tiered or sloping face, or similar design measure to minimize the impact of wave action.

e. Riprap faces shall be constructed to a stable slope and shall be of a material of sufficient size to be stable. All riprap areas shall be interplanted with native shrubs and groundcover of native species or erosion-control grasses.

f. Rock used for shoreline protective structures shall be composed of clean, angular material of a sufficient size to prevent its being washed away. Rock used for toe protection shall be smooth, well-rounded gravel material suitable for use by spawning salmon and steelhead. Alternatively, spawning gravel could be added on top of toe rock if toe protection needs to be more sufficient to structurally support the weight of the larger rock required on the face of the structure.
g. Structures shall incorporate the installation of native aquatic plants, such as hardstem bulrush (Scirpus acutus), below the ordinary high water mark to mitigate the effects of introduced structures on wave action and erosion.

7. Shoreline protective structures within shorelines and other water bodies used by or that have the potential to be used by salmonids shall provide for adequate upstream and downstream salmonid migration.

8. Shoreline protective structures shall not interfere with the public's right of navigation. Where shoreline protective structures located on the Sammamish River or Lake Sammamish are wholly or partially publicly funded, such structures shall provide public access if none exists, or enhance existing public access, commensurate with the scale of the project's impacts to public access.

9. Shoreline protective structures shall be designed to minimize aesthetic impacts to the shoreline.

10. **Protection of Vegetation.** Removal of shoreline, riparian, and aquatic vegetation shall be limited to the minimum extent necessary to construct the project. Significant trees and other shoreline or riparian vegetation shall be protected and replaced adjacent to the water body, pursuant to RZC 21.68.110, *Tree Protection, Landscaping, and Screening Within Shorelines.* All upland and aquatic areas disturbed by construction shall be replanted and restored pursuant to RZC 21.64.030.D, *Wetlands Performance/Design Standards,* and RZC 21.64.020.F, *Riparian Stream Corridor Performance Standards.*

11. Proposals for bioengineered or other nonstructural methods involving erosion-control plantings shall include a five-year maintenance plan to ensure the long-term survival of vegetation.

12. All proposals for shoreline protective structures shall mitigate adverse impacts to fisheries, aquatic and wildlife resources, shoreline vegetation, and impacts to other natural shoreline systems. Mitigation may include, but is not limited to, relocation of threatened structures, use of natural vegetation for bank stabilization, replacement of native vegetation, installation of in-water habitat features, replacement of gravel substrate, or restoration of shallow water habitat. At a minimum, mitigation shall meet the requirements of RZC 21.64.030.D, *Wetlands Performance/Design Standards,* and 21.64.020.F, *Riparian Stream Corridor Performance Standards.*

13. All proposals for shoreline protective structures shall include provisions for adequate erosion control, emergency erosion control, and protection of water quality, fisheries, and aquatic life during construction.

14. All material resulting from excavation or dredging during construction shall be disposed of in a manner that prevents the material entering into a water body through erosion or floodwaters.

15. Maintenance corridors and service roads accessory to a shoreline protective structure shall be the minimum size necessary to safely accomplish maintenance and repair; and shall be located, where possible, in areas already disturbed or away from significant trees, and where siltation and erosion impacts will be minimal.

Effective on: 4/16/2011
21.68.090 Clearing, Grading, Landfilling, and Excavation Within Shorelines.

Clearing, grading, landfilling, and excavation within the Shoreline Jurisdiction shall also meet all clearing and grading regulations specified in RMC Chapter 15.24, Clearing, Grading, and Stormwater Management.

A. Prohibited Clearing and Grading. The following clearing and grading activities are prohibited within the Shoreline Jurisdiction:

1. Clearing or grading within shoreline buffers, except as part of a buffer restoration or mitigation plan and except as otherwise permitted under RZC 21.68.060.A.2 through A.5.

2. Clearing or grading within Lake Sammamish waterfront building setbacks, except for the purpose of habitat restoration and enhancement or natural beach enhancement or protection, or the installation of residential docks, shoreline protective structures, or public access, where allowed.

B. Prohibited Landfilling. The following landfilling activities are prohibited within the Shoreline Jurisdiction:

1. Landfilling that will cause a significant change in the shoreline, or cause a significant reduction of the normal surface area of a body of water at ordinary high water; and

2. Landfilling within salmon and steelhead spawning areas, or where the drift of fill materials is likely to adversely affect spawning areas.

C. Permitted Landfilling and Excavation. Landfilling and excavation under the following circumstances may be permitted:

1. In the High Intensity/Multiuse and Shoreline Residential shoreline environments.

2. In the Aquatic, Natural, and Urban Conservancy shoreline environments, for the following uses only:
   a. Enhancement or restoration of fish or wildlife habitat;
   b. Shoreline protective structures;
   c. In conjunction with boat launches, residential docks, and public access facilities;
   d. Natural beach enhancement or protection to remedy or prevent erosion of a natural beach or public swimming beach, provided that beach enhancement does not create additional dry land;
   e. In conjunction with roadways and regional light rail where there is a demonstrated public need, pile or pier supports are proven infeasible; and no practicable alternative location exists;
   f. In conjunction with floodway- or floodplain-dependent structures, such as dams or diversions for flood control or fisheries enhancement, or flood control structures, such as levees and pumping stations, where allowed;
   g. Stormwater conveyance or treatment facilities.
3. Fill waterward of the ordinary high water mark for any use except ecological restoration should require a Conditional Use Permit.

D. **Solid Waste Disposal.** Landfills for solid waste disposal are prohibited within the shoreline.

E. **Quarrying and Mining Prohibited.** Quarrying and mining, including mining by the use of dredging techniques, are not permitted within the shoreline.


1. Landfills and excavations shall not cause significant direct or indirect damage to shoreline vegetation, water quality, stream flow, fish habitat, aquatic life, or wildlife. Landfills and excavations shall achieve no net loss of shoreline ecological functions.

2. Landfills and excavations shall not significantly reduce the aesthetic and visual qualities of the shoreline, significantly reduce public access to the shoreline, or significantly interfere with shoreline recreational uses.

3. The extent of the landfill shall be the minimum amount and extent necessary to accomplish the purpose for the fill under subsection RZC 21.68.090.C, *Permitted Landfilling and Excavation*, of this section.

4. Landfilling shall not create unstable land conditions, cause subsidence, cause land to rise, or otherwise jeopardize public safety and property.

5. Fill material shall consist of clean materials, free of toxins or other wastes that may degrade water quality or shoreline habitat.

6. All proposals for landfills within the floodplain shall provide confirmation that an equal water storage capacity is maintained and that no significant direct or indirect damage to the watercourse, water quality, stream flow, or aquatic life will occur, and compliance with the development standards for flood hazard areas as outlined in RZC 21.64.040.C, *Flood Hazard Areas – Development Standards*.


8. All landfilling in the floodplain is also subject to the requirements of RZC 21.64.040.C, *Flood Hazard Areas – Development Standards*.

9. **Natural Beach Enhancement and Protection.**

   a. Materials used in landfills for natural beach enhancement and protection shall be equivalent in form, size, and function to beach material that naturally occurs at the site or other comparable natural beach site.
b. Beach enhancement and protection shall incorporate planting of native emergent and upland vegetation, where such vegetation would naturally occur and where planting would promote beach stabilization.

c. Natural beach enhancement and protection shall not:

   i. Detrimentally interrupt littoral drift, or redirect waves, current, or sediment to other sites.

   ii. Extend waterward more than the minimum amount necessary to achieve a reasonable level of beach stabilization.

   iii. Result in steep contours that trap drifting sediments, impede pedestrian access, or that result in unstable slopes.

10. Protection and Replacement of Vegetation.

   a. Within waterfront building setbacks, areas disturbed by clearing, grading, or excavation for shoreline protective structures, docks, and other improvements allowed within waterfront building setback in RZC 21.08.170.H.5, Waterfront Building Setbacks, shall be revegetated to ensure no net loss of shoreline ecological functions.

   b. Vegetation Restoration. Vegetation remaining after project construction, including areas disturbed by clearing, grading, or excavation within shoreline buffers shall be restored to its native condition, equal alternative or an improved condition, pursuant to RZC 21.64.030.D, Wetlands Performance/Design Standards, and RZC 21.64.020.F, Riparian Stream Corridor Performance Standards.

   c. Any removal of trees within the Shoreline Jurisdiction shall also meet the requirements of RZC 21.68.110, Tree Protection, Landscaping, and Screening Within Shorelines.

Effective on: 4/16/2011

21.68.100 Fences.

A. Prohibited Locations. Fences are prohibited in stream buffers.

B. General Regulations. Fences in residential and other zones are regulated in RZC 21.24, Fences.

Effective on: 4/16/2011

21.68.110 Tree Protection, Landscaping, and Screening Within Shorelines.

A. Tree Protection. In addition to RZC 21.32, Landscaping, and RZC 21.72, Tree Preservation, all development within the Shoreline Jurisdiction shall comply with the additional tree protection, landscaping, and screening requirements of this section. Where there is a conflict between regulations, the more restrictive regulation shall apply.
1. **Tree Protection Requirements.** To maintain the ecological functions that trees provide to the shoreline environment, including air quality, wildlife habitat, temperature and glare attenuation, and aquifer recharge, significant trees shall be retained as follows:

   a. Consistent with 21.72.060, *Tree Protection Standards*, a minimum of 35 percent of the existing significant trees shall be preserved on-site. (b) Within the waterfront building setback, significant trees shall be retained, except where the tree is dead, diseased, dying, or hazardous. (c) Within the shoreline buffer, trees shall be removed only where allowed under RZC 21.64.010.Q, *Buffer Areas*, and 21.64.020.B, *Stream Buffers*. (d) Within the Shoreline Jurisdiction, significant trees shall not be removed or topped for the purpose of creating views. Nondestructive thinning of lateral branches to enhance views is allowed.

2. **Tree Replacement.** Significant trees that are removed, or significant trees designated for protection that are irreparably damaged or destroyed, shall be replaced. Replacement trees shall be planted as follows:

   a. Each existing significant tree shall be replaced with two new trees.

   b. For each additional three inches diameter at breast height (d.b.h.) above six inches diameter at breast height (d.b.h.), one additional replacement tree shall be planted, up to six trees.

   c. Where on-site tree replacement is not feasible, the Administrator may allow up to 60 percent of the required replacement trees to be planted off-site, pursuant to RZC 21.72.080, *Tree Replacement*. Replacement trees shall be planted within or adjacent to the Shoreline Jurisdiction. Trees planted in proposed landscaping of the site perimeter, vehicle use areas, shoreline buffers, and other areas of the site may be counted as replacement trees.


3. Trees planted within shoreline public open space areas and public trail corridors shall be maintained only under the supervision of Redmond Parks Department.

B. **Landscaping and Screening in Shorelines.**


2. **Landscape Area Requirements.** In Business (CO, CB, NC & GC) zones, 25 percent of the site shall be landscaped. In the Business Park Zone, 22 percent of the site shall be landscaped if the site is less than one acre and 20 percent of the site shall be landscaped if the site is one acre or larger in size. In Industrial (MI & I) zones, 20 percent of the site shall be landscaped if the site is less than one acre, and 18 percent of the site shall be landscaped if the site is one acre or larger in size. In multifamily residential zones (R12, R18, R20 & R30), 50 percent of the site shall be landscaped. Vegetated buffers may be used to meet the site area landscaping requirements.

3. **Screening of Storage and Service Areas.**

   a. All outdoor storage areas shall be screened on all sides, pursuant to RZC 21.38.010.C, *Screening*.
b. All vehicle use areas located adjacent to, or visible from public parks or open space, the water body, or shoreline trails or public access features shall be screened from the water body, shoreline trails, and public access features. Screening is intended to create a visual separation that is not necessarily 100 percent sight obscuring. Plantings shall be evergreen or a mixture of deciduous trees with large shrubs and groundcover interspersed with trees and/or a decorative wall or fence. Plantings shall include a minimum of 60 percent evergreen trees and shrubs.

c. Rooftop mechanical equipment shall be screened from the water body, shoreline trails, and public access features. Rooftop screening shall be at least as high as the equipment being screened, shall be of a material and design compatible with the building, and shall surround the building. Screening shall comply with the additional standards of RZC 21.60.040.D.1, Screening for Garbage/Recycling Enclosures and Rooftop Mechanical Equipment.

d. Garbage and trash receptacles shall be screened from the water body, shoreline trails, and public access features. Screening shall be of a material and design compatible with the associated structure and shall be at least as high as the receptacle. Screening shall meet the standards of RZC 21.38.020, Garbage and Trash Receptacle Screening.

4. Use of Native Plants. Landscaping within the Shoreline Jurisdiction shall incorporate a minimum of 50 percent native plants. All plantings within the shoreline buffer shall consist of native plant material. Native plantings are encouraged to be placed closest to the waterbody.

Effective on: 4/16/2011

21.68.120 Lighting Within Shoreline Jurisdiction.

A. Lighting plans shall be submitted with development proposals to demonstrate how the proposal complies with the City's "dark skies" policies.

B. Lighting shall be designed and constructed to minimize glare, and prevent glare and light from intruding on neighboring properties.

C. Lighting for active outdoor recreational uses shall not be illuminated by artificial light from 10:00 p.m. to 8:00 a.m. Lighting shall incorporate cutoff shields and be mitigated through screening plantings of native conifers.

D. See RZC 21.34, Lighting Standards, for additional Citywide lighting standards.

Effective on: 4/16/2011

21.68.130 Regulations for Shoreline Recreation.

A. Preference shall be given to shoreline recreational developments related to enjoyment and use of water and shorelines of the state.

C. **Motorized Vehicles.** The use of motorized vehicles for recreational purposes within shoreline buffers and waterfront building setbacks is prohibited. The use of motorized vehicles within the shoreline, except golf carts associated with a golf course, shall be limited to public streets.

D. **Motorized Boats.**

1. Power-operated boats and jet skis are prohibited in Bear and Evans Creeks.

2. Jet skis are prohibited on the Sammamish River.

3. Power-operated boats on the Sammamish River shall not exceed the speed limit established in RMC Chapter 14.16, *Operation of Vessels and Personal Watercraft*.

4. Power-operated boats and jet skis on Lake Sammamish operated within 100 yards of the shoreline, swimming area, dock, or restricted area shall not exceed the speed limits established in RMC Chapter 14.16, *Operation of Vessels and Personal Watercraft*.

E. Boat-launching facilities are not permitted on Bear and Evans Creeks.

F. Harassment of, or taking of any wildlife species within shoreline buffers or shoreline setbacks other than fishing under WDFW license or treaty, is prohibited.

G. Public recreational development facilities shall be located, designed, and operated in a manner to assure no net loss of shoreline ecological functions or ecosystem-wide processes results.

H. Playfields, ballfields, golf courses, and similar large-scale outdoor recreational uses located within the Shoreline Jurisdiction shall meet the additional standards below:

1. No more than 20 percent of the site shall be covered with buildings, parking, and other impervious surfaces.

2. Buildings and parking areas shall be sited in locations least likely to block or interrupt scenic vistas from public open spaces, public roadways, and surrounding residential areas, and to minimize impacts on uses on adjacent properties.


4. Freestanding signs shall have a maximum height of five feet.

5. No uses shall be externally illuminated by artificial light except for parking lot lighting, safety lighting near buildings, and outdoor recreational uses. Outdoor recreational uses shall not be illuminated by artificial light from 10:00 p.m. to 8:00 a.m. All lighting shall be designed and constructed to minimize glare, and prevent glare and light from intruding on neighboring properties.
I. Large-scale outdoor recreational uses located within the Urban Recreation zoning districts shall meet the additional standards contained in RZC 21.06.060, Special Use Standards for Recreational Uses.

J. Amusement parks, water slides, miniature golf courses, motorized or nonmotorized race tracks, and uses similar to any of these uses shall be prohibited within the Shoreline Jurisdiction.

K. Trails and other public access facilities shall meet the additional standards contained in RZC 21.68.180, Shoreline Access.

L. Recreational structures located waterward of the ordinary high water mark are regulated by RZC 21.68.070, In-Water Structures.

M. See RZC 21.36, Open Space, for additional Citywide open space and recreation standards.

N. Commercial recreational development shall be consistent with 21.68.050.D.5, Commercial, Wholesale, and Retail Uses.

Effective on: 4/16/2011

21.68.140 Parking Facilities Within Shorelines.

Parking facilities associated with all uses other than single-family residential within the Shoreline Jurisdiction shall comply with the following additional requirements:

A. Parking facilities are prohibited in the Lake Sammamish waterfront building setbacks established in 21.68.060.B, Lake Sammamish Setback.

B. Parking facilities are prohibited within shoreline buffers established in 21.68.060.A, Shoreline Buffers, unless in a location where the shoreline environment is High Intensity/Multiuse, and where clearing, grading, disturbance, or alteration already exists within the outer and/or inner buffer.

C. Parking facilities within the Shoreline Jurisdiction shall be located upland of or beside buildings. Parking, loading bays, and other vehicle use areas shall be screened from the shoreline pursuant to RZC 21.68.110, Tree Protection, Landscaping, and Screening Within Shorelines.

D. Parking Bonus for Shoreline Access Parking. Additional parking stalls above the maximum number allowed under the Allowed Use and Development Chart for the applicable zone shall be granted to properties adjacent to shoreline trails and shoreline trail connections for the dedication of parking for shoreline trail users.

   1. One additional parking stall above the maximum shall be allowed for each parking stall dedicated to public use. One-half (.5) stall above the maximum shall be allowed for each cooperative parking stall shared between private and public users. Dedicated or cooperative stalls shall be designated as public with signs.

   2. All parking stalls dedicated to or shared with the public shall be exempt from the maximum parking spaces under the Allowed Use and Development Chart for the applicable zone.
E. See RZC 21.40, Parking Standards, for additional Citywide parking regulations.

Effective on: 4/16/2011

21.68.150 Signs.

A. Signs Regulations in Shoreline Jurisdiction.

1. Signs within the Shoreline Jurisdictions, except directional, address, and interpretive signs, shall be oriented away from, or screened from public shoreline areas and the water body, and shall minimize glare into fish and wildlife habitats, buffers, shoreline views, and public access areas.

2. The maximum permitted height of a freestanding sign within the Shoreline Jurisdiction is five feet.

3. See RZC 21.44, Signs, for additional Citywide sign regulations.

B. Amortization of Off-Premise Signs Within the Shoreline.

1. Any off-premise sign, excluding sandwich board signs, located within the Shoreline Jurisdiction that was legally established and in use prior to the effective date of this section may continue to be used for five years from the effective date, provided that the off-premise sign is in compliance with all regulations, including critical areas and shorelines regulations, in effect when the sign was legally established.

2. After the five-year amortization period in subsection B.1 above has ended, any off-premise sign, excluding sandwich board signs, located within the Shoreline Jurisdiction that was legally established prior to the effective date of this section shall be a prohibited use and structure; and it shall be removed.

Effective on: 4/16/2011

21.68.160 Utilities Within Shorelines.

A. Permitted Locations. Utilities may be allowed within the Shoreline Jurisdiction pursuant to RZC 21.68.050.C, Uses and Activities in Shoreline Environments. Utilities includes all services and facilities that produce, convey, store, or process power, gas, water, sewage, communications, oil, waste, and the like.

B. Construction Standards. Where allowed, utilities shall meet the following construction standards:

1. Primary above-ground utilities not dependent on a shoreline location shall be located outside of the Shoreline Jurisdiction, unless it is demonstrated that no feasible alternative location exists.

2. All utility facilities shall be designed and located to assure no net loss of shoreline ecological functions and preserve the natural landscape.

3. All utility facilities shall be designed and located to minimize conflicts with present and planned land and shoreline uses while meeting the needs of future populations in areas planned to accommodate growth.
4. Transmission facilities for the conveyance of energy and communication services, such as power lines, cables, and pipelines, shall be located outside the Shoreline Jurisdiction where feasible, and when necessarily located within shoreline areas, shall assure no net loss of shoreline ecological functions.

5. Utility transmission lines, pipelines, and cables shall be placed underground, pursuant to RZC 21.17.020, Electrical Equipment and Wiring.

6. Utilities shall be located in existing rights-of-way, utility corridors and sites, and bridge crossings wherever feasible. However, no additional utilities shall be located in the utility corridor along the west side of the edge of Lake Sammamish containing the City's sewer line.

   a. New corridors involving above-water crossings or underwater tunneling are prohibited, unless it is demonstrated that no feasible alternative exists.
   b. Underwater pipelines transporting hazardous substances or other substances harmful to aquatic life or water quality are prohibited, unless it is demonstrated that no feasible alternative exists. Such pipelines shall meet the requirements for transmission lines within floodways contained in RZC 21.64.040.C.3.i.
   c. Where it is necessary for transmission and distribution lines to cross water bodies, crossings shall be by the shortest, most direct route feasible, unless alternative locations would provide better protection of the shoreline natural environment.

8. Landfilling in the Aquatic, Natural, and Urban Conservancy shoreline environments for non-water-dependent utilities is prohibited.

9. Where allowed, utilities located within the Aquatic, Natural, and Urban Conservancy shoreline environments shall be designed and located to minimize the need for shoreline protective structures.

10. New publicly owned utility corridors maintained by a public or quasi-public utility shall incorporate shoreline public access, such as trails, viewpoints and vehicle turnouts, where compatible with adjacent land uses and the shoreline natural environment. Corridors owned by private utility entities shall be integrated, where possible, with trails or other open space connections to the shoreline. This requirement does not apply to utilities in easements on private property.

11. Utilities shall not encroach into shoreline view corridors unless no feasible alternative exists. Where the aesthetic quality of the shoreline may be degraded, utilities shall incorporate screening and landscaping sufficient to maintain the shoreline aesthetic quality.

12. Outfalls. Outfalls and discharge pipes located upstream of salmon and steelhead spawning areas and freshwater clam and mussel beds shall be designed and constructed to minimize downstream disturbance. Outfalls shall not be located within salmon and steelhead spawning areas, or freshwater clam and mussel beds, unless the following criteria are met:
   a. No feasible alternative location exists;
b. The outfall is placed below the surface of the beach or streambed;

c. The outfall discharges waterward of the littoral zone or further, where necessary to prevent discharge directly into shallow areas used by salmon and steelhead; and

d. Any disturbed upland or aquatic areas are revegetated and enhanced with native plants, habitat features, and restored substrate.

13. Clearing of vegetation within utility corridors shall be the minimum necessary for infrastructure maintenance and public safety, and is subject to the requirements of RZC 21.68.170, Vegetation Management.

14. Stormwater conveyance and detention facilities shall be designed to incorporate native trees, shrubs, and groundcover plants and, where applicable, native aquatic vegetation. Use of nonnative turf grasses shall be limited to a maximum of 25 percent of the conveyance or detention area. Detention facilities shall be designed with a maximum side slope of 3:1.

15. Utilities located in the floodplain are subject to the additional requirements of RZC 21.64.040.C, Flood Hazard Areas – Development Standards.

16. Utilities are subject to the stream and wetland buffers, and Fish and Wildlife Habitat Conservation Areas requirements contained in RZC 21.64, Critical Areas Regulations.

17. See RZC 21.17, Adequate Public Facilities and Undergrounding of Utilities, for additional Citywide utility standards.

(Ord. 2652)

Effective on: 4/16/2011

21.68.170 Vegetation Management.

A. Purpose. The purpose of this chapter is to protect shorelines, critical areas, fish and wildlife habitat, and other natural areas from potentially adverse management activities, and to implement the goals and policies for the protection of the natural environment contained in the City of Redmond Comprehensive Plan.

B. Vegetation Management Within Shorelines.


2. Clearing and grading within the shoreline is regulated by RZC 21.68.090, Clearing, Grading, Landfilling, and Excavation Within Shorelines.

3. Aquatic Vegetation Removal Prohibited.
a. Removal of aquatic vegetation within the Aquatic, Natural, or Urban Conservancy Shoreline Environments is prohibited, except where:
   
   i. authorized under an approved habitat enhancement plan, adopted basin plan, or authorized aquatic weed management program; and where

   ii. native plant communities and habitats are threatened or an existing water-dependent use is threatened by the presence of aquatic weeds.

b. The removal of native aquatic plants is prohibited, except where:
   
   i. an existing water-dependent use is threatened; or where

   ii. the overabundance of the native plant threatens fish and wildlife habitat.

c. The use of herbicides to control aquatic vegetation is prohibited, except where:
   
   i. no reasonable alternative exists;

   ii. the use of herbicides has been approved through a comprehensive vegetation management and monitoring plan; and where

   iii. authorized by the City or other agency through the environmental review process pursuant to WAC 197-11, the State Environmental Policy Act.

d. Where aquatic vegetation removal becomes necessary, it shall be the minimum area and duration necessary to accomplish the stated objectives of the removal program, and shall minimize negative impacts on wildlife, fish, and shoreline habitat.

e. Aquatic vegetation management programs shall include preventive measures and monitoring recommendations.

f. Aquatic vegetation removal activities within the Shoreline Jurisdiction shall comply with the requirements of the responsible agencies; i.e., Washington State Departments of Agriculture, Fish and Wildlife, or Ecology, or the Federal Environmental Protection Agency.

4. Vegetation Removal Restricted.

a. Normal pruning and trimming of landscape plants within the Shoreline Jurisdiction are exempt from the requirements of this subsection.

b. Vegetation removal within shoreline buffers and waterfront building setbacks shall be allowed only for the purposes of maintaining established landscaping, maintaining public safety, maintaining an allowed shoreline use or improvement, or to enhance fish or wildlife habitat, provided that:

   i. removal shall not be by mechanical means unless no feasible alternative exists;

   ii. the extent of removal is the minimum necessary to achieve the above purposes;
iii. native plants are not removed for the purpose of establishing nonnative plants; and

iv. the timing and duration of such removal is demonstrated not to have long-term adverse impacts on wildlife or fish.

5. Application of Herbicides, Pesticides, and Fertilizers.

a. The application of pesticides, herbicides, or fertilizers within shoreline buffers or waterfront building setbacks is discouraged, and shall be the minimum necessary for the long-term maintenance or restoration of fish or wildlife habitat, restoration, or maintenance of native plants, or maintenance of existing landscaping.

b. Herbicides and other agricultural and landscape chemicals shall be applied in a manner that minimizes their transmittal to adjacent water bodies. The direct runoff of chemical-laden waters into adjacent water bodies is prohibited. Aerial spraying of herbicides, pesticides, and fertilizers within 500 feet of the ordinary high water mark of the adjacent water body is prohibited.

c. Within 20 feet of the shoreline buffer or waterfront building setback, broad spectrum herbicides shall be used only for spot application with wicking or small spray equipment on noxious weeds.

d. The use of time-release fertilizers and herbicides shall be preferred over liquid or concentrate application on turf within the Shoreline Jurisdiction.

e. The use of pesticides, herbicides, or fertilizers within the Shoreline Jurisdiction shall comply with regulations of responsible agencies; i.e., Washington State Departments of Agriculture, Fish and Wildlife, or Ecology, or the Federal Environmental Protection Agency.

f. Sports fields, parks, golf courses, and other outdoor recreational uses that require maintenance of extensive areas of turf shall provide a chemical management plan or integrated turf management program designed to ensure that existing water quality of adjacent water bodies and aquifers is maintained. The chemical management plan or integrated turf management program shall incorporate facilities and management methods sufficient to maintain water quality, including stormwater treatment facilities adequate to remove a minimum of 50 percent of excess phosphorous and nitrogen, and up to 25 percent additional shoreline and shoreline tributary buffers where necessary to protect water quality.

6. Landscape Maintenance Required.

a. All landscaped areas within the Shoreline Jurisdiction, shoreline buffers, and shoreline setbacks shall be managed and maintained to prevent the excessive growth of noxious weeds as required by RMC Chapter 6.12.030, Owner to control noxious weeds.

b. Areas disturbed by removal of noxious or invasive plants shall be replanted in a timely manner with native vegetation.

7. Where large quantities of plants are removed by vegetation control activities, plant debris shall be collected and disposed of in an appropriate upland location outside of shoreline buffers and waterfront building setbacks.
21.68.180 Shoreline Access.

A. Shoreline Access Requirement.

1. Public Access. Except as otherwise provided in 21.68.180.A.2, Development Along Downtown Shorelines, all development within the Shoreline Jurisdiction shall provide physical public access to the shoreline as shown on the Shoreline Public Access System map (Figure S-1 of the Shoreline Master Program in the Redmond Comprehensive Plan) except where:
   
   a. Fewer than ten (10) new dwelling units will be constructed or renovated;
   
   b. The proposed subdivision involves fewer than ten (10) lots;
   
   c. Industrially developed sites;
   
   d. The development consists of interior improvements only;
   
   e. The value of a proposed redevelopment of nonresidential structures and improvements is less than 25 percent of the assessed value of existing site improvements.

2. Development Along Downtown Shorelines.

   a. Development and uses adjoining the Sammamish River, Bear Creek, and their associated parklands shall provide convenient pedestrian access through the site to these features, excepting development and uses lying between NE 83rd Street, if extended, and the Burlington Northern Santa Fe (BNSF) right-of-way (ROW) to the south, which shall provide a pathway or walkway between the development and the Sammamish River Trail) unless modified through an approved development agreement where access from the site to the river or creek/parkland is provided.

   b. Buildings within 100 feet of a property line of a waterway or park, except single-story retail buildings, shall provide building entrances, balconies, or other such building features or site features; e.g., plazas or pedestrian features, on the facade fronting waterways or parks to allow users of the buildings to interrelate with the waterway or park.

   c. Buildings next to trails and walkways along waterways and parks shall incorporate pedestrian-scaled/friendly architectural features on the facades facing the trails/pathways.

3. Private Access. Residential developments of fewer than ten (10) dwelling units or lots shall provide physical access for residents from the development to the shoreline.

4. Where physical public access is required, development located within the shoreline shall provide, at a minimum, all of the following access facilities at that shoreline location, as specified below:

   a. Bear/Evans Creeks:
i. A trail corridor width meeting AASHTO standards for nonmotorized multiuse trail facilities parallel to the creek located a minimum of 100 feet from the ordinary high water mark and dedicated for the Bear and Evans Creek Trail and Greenway;

ii. The trail may be located within 100 feet from the creek’s ordinary high water mark only when it has been demonstrated that it is absolutely necessary, no reasonable alternative exists, existing facilities do not increase the degree of nonconformity, and appropriate mitigation is implemented to ensure no net loss of the ecological functions of the shoreline;

iii. Where point access is identified on the Shorelines Public Access System map, Figure S-1, a designated 8-foot-wide public multiuse trail from the public street to the outside edge of the stream buffer; and

iv. A designated private or public pedestrian pathway from common building entrance(s) to the outside edge of the stream buffer.

b. Sammamish River:

i. During river restoration and/or trail improvement projects, the Sammamish River Trail may be widened to be brought into compliance with AASHTO standards for trail safety, provided the widening is no closer to the Sammamish River than the existing trail pavement edge, and mitigation per RZC 21.64, Critical Areas Regulations, is required;

ii. Where point access is identified on the Shorelines Public Access System map, a designated 8-foot-wide public multiuse trail from the public street to the Sammamish River Trail; and

iii. A designated private or public pedestrian pathway from common building entrance(s) to the Sammamish River Trail.

c. Lake Sammamish:

i. Where point access is identified on the Shoreline Public Access System map, Figure S-1, a designated 8-foot-wide public multiuse trail from the public street to the outside edge of the waterfront building setback; EXCEPT where equivalent public access can be provided on public lands adjacent to Lake Sammamish within one-quarter mile of the development; and

ii. A designated private or public pedestrian pathway from common building entrance(s) to the outside edge of the waterfront building setback.

5. Where private access is required, the development shall provide, at a minimum, the following:

a. On Bear/Evans Creeks: A designated pedestrian pathway from common building entrance(s) or common area(s) to the outside edge of the stream buffer.

b. On Sammamish River: A designated pedestrian pathway from common building entrance(s) or common area(s) to the Sammamish River Trail.
c. On Lake Sammamish: A designated pedestrian pathway from common building entrance(s) or common area(s) to the outside edge of the waterfront building setback.

B. **Water Access Facilities.** A shoreline development may provide water access facilities, such as viewing platforms, piers, boat launches, or trails to the water's edge, at points along the shoreline designated in the Shorelines Public Access System map (Figure S-1), or designated by the Technical Committee.

1. The Technical Committee may accept water access facilities in lieu of the required public access in the above section A.3, Private Access, where consistent with Redmond's shoreline access policies.

2. Public water access facilities may be located within shoreline buffers to the extent allowed in RZC 21.64.020.B, Stream Buffers, and within Lake Sammamish waterfront setbacks, provided that such facilities shall be allowed only where impacts to shoreline vegetation and habitat will be minimal.

C. Public rights-of-way within the Shoreline Jurisdiction shall not be vacated unless it can be demonstrated that such rights-of-way do not provide, nor have the potential to provide, shoreline public access.

D. See RZC 21.52 for additional Citywide Transportation and Access Standards.

E. See RZC 21.32, Landscaping, for additional Citywide landscaping standards.

Effective on: 4/16/2011

### 21.68.190 Protection of Resources Within Shoreline Jurisdiction.

A. **Shoreline Views.**

1. **Identification of Citywide Shoreline Public Views.** Consistent with RZC 21.42, Public View Corridors and Gateways, Map 42.1, Public View Corridors, identified significant shoreline views from public spaces. These views include the following:

   a. **Territorial view of the Sammamish Valley Along NE 116th Street [RZC 21.42.060.B].**

      i. **Description of View to Be Protected.** A territorial view of the Sammamish Valley and Mt. Rainier can be seen along NE 116th Street from Willows Road to the York Bridge.

      ii. Solid fencing, solid hedges, or rows of trees will not be allowed south of NE 116th Street in the Urban Recreation zone if fencing or the height of the landscaping at mature growth would block views of the Sammamish Valley or of Mt. Rainier. The use of street trees or median dividers with hedges for roadway improvements shall not be allowed.

   b. **Territorial View of the Sammamish Valley Along Willows Road [RZC 21.42.060.C].**

      i. **Description of View to Be Protected.** A territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background and a view of Mt. Rainier can be seen along Willows Road from just north of the Willows Run Golf Course complex to the city limit.
ii. Solid fencing, solid hedges, or rows of trees will not be allowed along the east edge of Willows Road or along property lines between the road and the Sammamish River. The use of street trees on the eastern edge or median dividers with hedges for roadway improvements shall not be allowed.

c. Puget Power Trail to Sammamish Valley [RZC 21.42.060.D].
   i. Description of View to Be Protected. Views are of the Sammamish Valley and the west ridgeline above the Sammamish Valley, beginning as one descends the trail on the Puget Sound Energy right-of-way almost to Redmond-Woodinville Road.
   
   ii. Trail fencing in this public view corridor should be kept to a minimum, be built low when feasible, use natural or natural-looking materials and colors, and use fence types, such as post and rail or split rail.

d. Downtown and Sammamish Valley from 148th Avenue NE [RZC 21.42.060.F].
   i. Description of View to Be Protected. Beginning approximately 500 feet south of the Redmond Way intersection, views of the Sammamish Valley and distant mountains are evident. Near the intersection, the details of Downtown development patterns become apparent. From the point north of Redmond Way, views are to the north and northeast to about halfway to the bottom of the hill.
   
   ii. Solid fencing, solid hedges, or rows of trees will not be allowed where they would obstruct views out to the Sammamish Valley or Downtown. Signage located in this public view corridor shall be designed to minimize view obstruction.

e. Lake Sammamish Along Idylwood Park [RZC 21.42.060.K].
   i. Description of View to Be Protected. Views are of Lake Sammamish from West Lake Sammamish Parkway alongside Idylwood Park. Views are from the sidewalk, bike lanes, and roadway. Views are through existing vegetation and are more open on the northern half of the park.
   
   ii. Road projects along the eastern edge of West Lake Sammamish Parkway shall not include sight-obscuring objects, such as fencing or hedge-like landscaping. This treatment should be avoided within the park as well, and any additional structures, signs, or landscaping within the park should be designed to protect views to the lake.

f. Bear/Evans Creek Valley/Cascade Range from NE 80th Street and 172nd Avenue NE [RZC 21.42.060.L].
   i. Description of View to Be Protected. Where NE 80th Street curves north to turn into 172nd Avenue NE, a narrow public view corridor exists, following the existing electric lines, that overlooks the business park area; however, the primary view is of the Bear/Evans Creek Valley and to distant mountain peaks. The corridor extends nearly to Avondale Way.
   
   ii. Maintain the right-of-way/utility corridor for potential pedestrian use. Trail enhancements could create additional accessibility for the public to this view corridor. Undergrounding of utility lines would also enhance this view.
g.  **Bear/Evans Creek Valley [RZC 21.42.060.M].**

i.  **Description of View to Be Protected.** Pastoral views of the Bear/Evans Creek Valley towards the east of the Bear/Evans Creek Valley extend nearly a half-mile along a stretch of Avondale Road just below the entrance to the Ashford Park Condominiums to just short of the Bear Creek crossing. The view is currently almost unobstructed with only a handful of single-family structures in the northern stretch.

ii.  Sight-obscuring fencing will not be allowed along Avondale Road anywhere between the road and Bear/Evans Creek. Fences such as split rail would be allowed. New development shall avoid sight-obscuring, tall hedge-like landscaping.

2.  **Design Standards for Public Shoreline.** Consistent with RZC Article III, Design Standards, public shoreline views shall be subject to the following design standards:

a.  Site development should blend with natural landforms and be designed to maximize scenic views identified as public view corridors.

b.  Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public views corridors, public open spaces or parks, and recreational areas.

c.  Encourage enhancement of natural landscapes and preservation or enhancement of identified public view corridors to natural landforms or water bodies after initial clearing and development.

d.  Views through a development, where identified as public view corridors or shoreline views, should be preserved, opened up, or designed to become part of the surrounding open space focus. Designs that offer views or partial views into interior open spaces are encouraged.

e.  Orient buildings to retain and offer views to, from, and through the site where identified as public view corridors or shoreline views by taking advantage of topography, building location, and style.

f.  Placement of landscaping and eventual height of plantings should ensure that identified public view corridors are preserved.

g.  **Provide space on-site for active and/or passive recreational purposes.** When located in an identified public view corridor, this open space may also provide views through a development to important features such as: Lake Sammamish, the Sammamish River Valley, Bear Creek, or panoramic mountain views.

3.  **Additional Shoreline View Requirements.**

a.  Public shoreline views along the Sammamish River corridor are provided by the Sammamish River Trail along the east side of the river and the informal trail along the west side of the river. Because of this public facility and the established Citywide Shoreline Public Views identified in 1 above, additional public shoreline view regulations and provisions within proposed developments for public views are not required along the Sammamish River.
b. Public shoreline views along the Bear/Evans Creek Valley are protected to some degree by Citywide Shoreline Public Views identified in 1 above. Potential public physical access will eventually be provided by the Bear/Evans Creek Trail Greenway System, which in turn will provide public visual access.

c. Public shoreline views along the north side of Bear Creek (between the Sammamish River and Union Hill Road) are provided by the Bear Creek Trail. Additional public shoreline view regulations are not required for this reach of Bear Creek.

d. One public shoreline view of Lake Sammamish is identified in 1.e above via Idylwood Park. Public view corridor regulations of single-family homes along Lake Sammamish shall not be required.

B. **Shoreline Cultural Access.** (Reserved)

Effective on: 4/16/2011

### 21.68.200 Shoreline Administration and Procedures.

A. **Administrative Interpretations.** The Administrator may adopt such code interpretations as necessary to administer the Shoreline Master Program policies and regulations. Any formal written interpretations of shoreline policies or regulations shall be submitted to the Department of Ecology for review.

B. **Nonconformances.**

1. Nonconformities, as defined in RZC 21.78, Definitions, may continue to be used and maintained in accordance with the provisions of this chapter except as otherwise provided in RZC 21.68.150.B, Amortization of Off-Premise Signs Within the Shoreline. The use and maintenance is permitted as a result of vested rights obtained through the legal establishment of the nonconforming use or structure.

2. **Nonconforming Shoreline Uses.** A nonconforming use located within the Shoreline Jurisdiction may not be enlarged or expanded. If a nonconforming use is discontinued for twelve consecutive months or for twelve months during any two-year period, the nonconforming rights shall expire; and any subsequent use shall be conforming.

3. **Nonconforming Shoreline Structures.** A nonconforming structure may not be expanded or altered in any way so as to increase that nonconformity, provided, however, that nonconforming shoreline structures may be maintained and repaired and may be enlarged or expanded, provided that said enlargement or expansion does not extend the structure closer to the shoreline. A nonconforming structure shall be brought into full compliance with the Redmond Zoning Code, meaning the development shall be modified to make it code compliant, when alteration or expansion of the structure takes place and the following takes place within any three-year period:

   a. The gross floor area of the structure is increased by 100 percent or more; or

   b. The costs stated on all approved building permit applications for the structure equal or exceed the assessed value of the structure at the beginning of that three-year period.
4. **Nonconforming Lot.** A nonconforming lot may be developed if permitted by other land use regulations and so long as such development conforms to all other requirements of the Shoreline Master Program and the Shoreline Management Act.

C. **Shoreline Permits.**

1. **Purpose.** It is the purpose of this section to describe the procedures and requirements for development within specified areas related to lakes, rivers, streams, wetlands, and floodplains as required to implement the Shoreline Management Act, as amended, RCW Chapter 90.58, and to aid in implementation of the Federal Flood Insurance Program and the State Flood Control Zone Program.

2. **Permit Required.** Within the Shoreline Jurisdiction, as described in RZC 21.68.020, Shoreline Jurisdiction, development shall be allowed only as authorized in a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance Permit unless specifically exempted from obtaining such a permit under RZC Section 21.68.200.C.3, Exemptions. Enforcement action by the City or Department of Ecology may be taken whenever a person has violated any provision of the Shoreline Management Act or any Redmond Shoreline Master Program provision, or other regulation promulgated under the Act. Procedures for enforcement action and penalties shall be as specified in RMC Chapter 1.14, Enforcement and Penalties. In addition, where a single integrated development encompasses both shoreline and non-shoreline areas, a Shoreline Substantial Development Permit must be obtained before any part of the development, even a portion of a single integrated development that is entirely confined to the upland areas, can proceed.

3. **Exemptions.** Proposals identified under WAC 173-27-040 are exempt from obtaining a Shoreline Substantial Development Permit; however, a Shoreline Variance or Shoreline Conditional Use Permit may still be required. Applicants shall have the burden to demonstrate that the proposal complies with the requirements for the exemption sought as described under WAC 173-27-040. Some exempt development shall not commence until the City of Redmond has issued a Letter of Exemption. Letters of Exemption shall be subject to a Type I permit process. The table below identifies the exemptions existing on the date of this code and categorizes them as requiring or not requiring a Letter of Exemption. Note: Shoreline Exemptions may also be identified in RCW 90.58, as updated periodically by the legislature.

4. **Revisions to WAC 173-27-040.** With subsequent revisions to WAC 173-27-040, the Administrator shall determine administratively whether a Letter of Exemption is required and issue said decision as an Administrative Interpretation under RZC 21.68.200.A.

The following table discusses when an application is required for a potential Shoreline Exemption.

<table>
<thead>
<tr>
<th>No Application Required*</th>
<th>Application Required**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquatic weed control (n)¹</td>
<td>Fair market value &lt;= $7,407 (a)</td>
</tr>
<tr>
<td>Construction practices normal for farming (e)</td>
<td>Construction of normal bulkheads (c)²</td>
</tr>
</tbody>
</table>

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The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.
<table>
<thead>
<tr>
<th>No Application Required*</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Navigational aids (f)</td>
<td>Emergency construction (application submitted after-the-fact if needed) (d)</td>
</tr>
<tr>
<td>Operation and maintenance of waterways (i)</td>
<td>Single-family residences (g)</td>
</tr>
<tr>
<td>Marking of property lines (j)</td>
<td>Docks &lt;= $22,500 (h)</td>
</tr>
<tr>
<td>Operation and maintenance of dikes and levies (k)</td>
<td>Watershed restoration projects (o)</td>
</tr>
<tr>
<td>Projects with certification from the Governor (l)</td>
<td>Fish and Wildlife restoration projects (p)</td>
</tr>
<tr>
<td>Site exploration (m)</td>
<td>Normal maintenance and repair of existing uses.</td>
</tr>
<tr>
<td></td>
<td>The external or internal retrofitting of an existing structure with the exclusive purpose of compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. Sec 12101 et seq) or to otherwise provide physical access to the structure by individuals with disabilities. (g)</td>
</tr>
</tbody>
</table>

**TABLE NOTES:**

1 Other state agency permits may be required.

2 Bulkhead construction is only exempt if the proposed bulkhead is located at or near the ordinary high water mark and is needed to protect an existing residence or appurtenant structure from loss or damage by erosion.

* "No Application Required." These activities do not require an application or Letter of Exemption, but shall comply with the City of Redmond's Shoreline Master Program and Redmond Zoning Code.

** "Application Required." These activities require a Letter of Shoreline Exemption for the City of Redmond before they may commence. An application shall be on the Joint Aquatic Resources Permit Application form and any other application forms deemed appropriate by the Administrator. Applications may be deemed complete when required forms and attachments are provided consistent with a Shoreline Exemption Development Application Checklist. The applicant shall identify whether the proposal meets the requirements of WAC 173-27-050 (an application which requires a Corps of Engineers Section 10 or Section 404 Approval). If so, a copy of the Letter of Exemption shall be filed with the Department of Ecology.

Administrative Note: The Office of Financial Management is required to adjust the cost threshold for inflation every five years. These costs are effective regardless of the threshold amount stated above. The exemption thresholds for Fair Market Value and Docks became effective September 2, 2017.
5. **Letters of Exemption Required.** Applications for Exempt Status may be denied, approved, or conditionally approved through a Type I permit process and in a format approved by the Administrator. The format of the decision shall contain, at a minimum, those items identified under WAC 173-27-050. Copies of the decision shall be sent to the Department of Ecology if the proposed development requires those permits listed under WAC 173-27-050 (1) (a) and (b). The applicant is responsible for determining and disclosing in the Joint Aquatic Resources Permit Application whether permits listed under WAC 173-27-050 (1) (a) and (b) are required.

6. **Procedures.**

   a. **Shoreline Exemption.** Applications for a Shoreline Exemption shall follow the procedures for a Type I review pursuant to RZC 21.76.050.F.

   b. **Shoreline Substantial Development Permit.** Applications for a Shoreline Substantial Development Permit shall follow the procedures for a Type II review pursuant to RZC 21.76.050.G. In addition to required content listed in RZC 21.76.080.B, notice of applications for Shoreline Substantial Development Permits must also contain the following information:

   Statements that:

   i. Any person desiring to submit written comments concerning an application or desiring to receive notification of the final decision concerning the application may submit the comments or requests for decisions to the City within 30 days of the date the notice is published pursuant to this section;

   ii. After exhausting the administrative appeals process with the City of Redmond, those parties still aggrieved by a decision may appeal the decision pursuant to WAC 173-27-220; and

   iii. For limited utility extensions and bulkheads, as described in WAC 173-27-120, the notice shall include a further statement regarding the manner in which the public may obtain a copy of the local government decision on the application no later than two days following its issuance.

   The minimum notice of application comment period for Shoreline Substantial Development Permits shall be no fewer than 30 days. However, the minimum comment period for applications for Shoreline Substantial Development Permits for limited utility extensions and bulkheads, as described by WAC 173-27-120, shall be 20 days. All comments received on the Notice of Application must be received in the Redmond Development Services Center by 5:00 p.m. on the last day of the comment period. Comments may be mailed, personally delivered, emailed, or sent by facsimile. The Technical Committee's decision on a Type II application shall not be issued prior to the expiration of the minimum comment period.

   At the conclusion of an administrative appeal proceeding of any other entitlement permit related to the Shoreline Substantial Development Permit with the City of Redmond, the Administrator shall mail a copy of the Technical Committee report, including associated exhibits such as SEPA documents, permit decision, transmittal sheet, and Shoreline Checklist to the applicant, Department of Ecology, and the Washington State Attorney General's Office, pursuant to RCW 90.58.140 and WAC 173-27-130. Filing with the Department of Ecology and the Attorney General’s Office shall use return receipt requested mail. The permit shall state that construction
pursuant to a permit shall not begin or be authorized until 21 days from the date the permit
decision was filed, as provided in RCW 90.58.140 (6); or until all review proceedings are
terminated if the proceedings were initiated within 21 days from the date of filing, as defined in
RCW 90.58.140 (5) and (6). “Date of Filing” is that date that the Department of Ecology received a
copy of the decision.

An appeal of a Shoreline Substantial Development Permit shall be to the State Shorelines
Hearings Board. Consistent with RCW 90.58.140(6), the state's Shorelines Hearing Board twenty-
one day appeal period starts with the date of filing, which is defined as the date Ecology receives
the City's decision. For Shoreline Substantial Development Permits simultaneously mailed with a
Shoreline Conditional Use Permit or Shoreline Variance, the twenty-one day appeal period starts
the date that Ecology's decision on the Conditional Use Permit or Variance is transmitted to the
applicant and City.

c.  **Shoreline Conditional Use Permit and Shoreline Variance.** Applications for a Shoreline Conditional Use
Permit or a Shoreline Variance shall follow the procedures for a Type III review, pursuant to RZC
21.76.050.H. In addition to required content listed above, notice of applications for Shoreline Conditional
Use Permits and Variances must also contain the following information:

**Statements that:**

i.  Any person desiring to submit written comments concerning an application, or desiring to
receive notification of the final decision concerning the application as expeditiously as possible after
issuance of the decision, may submit the comments or requests for decisions to the City within 30
days of the date the notice is published pursuant to this section.

ii. After exhausting the administrative appeals process with the City of Redmond, those parties still
aggrieved by a decision may appeal the decision, pursuant to WAC 173-27-220.

The Notice of Application shall provide a minimum comment period of 30 days. All comments
received on the Notice of Application must be received in the Redmond Development Services
Center by 5:00 p.m. on the last day of the comment period. Comments may be mailed, personally
delivered, emailed, or sent by facsimile. The Technical Committee's recommendation on a Type III
application shall not be issued prior to the expiration of the minimum comment period.

After the conclusion of the appeal period of any other entitlement permit related to the Shoreline
Conditional use Permit or Shoreline Variance, or the resolution of a filed appeal, the
Administrator shall mail the Notice of Final Decision and the final SEPA threshold determination,
if any, to the applicant and to each person who participated in the public hearing or who
submitted comments during the public comment period at any time prior to issuance of the
decision.

After administrative appeals proceedings for any related entitlement permit have terminated, for
a Shoreline Conditional Use Permit and a Shoreline Variance, the Administrator shall, pursuant to
RCW 90.58.140 and WAC 173-27-130 – mail a copy of the Technical Committee report. and
associated exhibits such as SEPA documents, permit decision, transmittal sheet, and Shoreline Checklist to the applicant, Department of Ecology, and the State of Washington’s Office of the Attorney General. Filing with the Department of Ecology and Attorney General’s Office shall use return receipt requested mail. The permit shall state that construction pursuant to a permit shall not begin or be authorized until 21 days from the date the permit decision was filed, as provided in RCW 90.58.140(6); or until all review proceedings are terminated if the proceedings were initiated within 21 days from the date of filing, as defined in RCW 90.58.140(5) and (6). “Date of Filing” is that date that the Department of Ecology received a copy of the decision.

Appeals of Shoreline Conditional Use Permits or Shoreline Variances shall be to the State Shoreline Hearings Board. Consistent with RCW 90.58.140(6), the state's Shoreline Hearings Board twenty-one day appeal period starts with the date of filing which is the date that Ecology's decision is transmitted to the applicant and the City.

d. Special Requirements.

i. For Shoreline Substantial Development Permits, no final action or construction shall be taken until 21 days after notice of the final action taken by the City is filed with the Department of Ecology. Construction and activities authorized by a Shoreline Substantial Development Activity are subject to the time limitations under WAC 173-27-190 - Permits for substantial development, conditional use, or variance and under WAC 173-27-090 – Time requirements of permit apply.

ii. For Shoreline Conditional Use Permits and Shoreline Variances, no final action or construction shall be taken until all review proceedings initiated within 21 days from the date DOE transmits its decision on the Shoreline Conditional Use Permit or Shoreline Variance. Construction and activities authorized by a Shoreline Conditional Use Permit or Shoreline Variance are subject to the time limitations under WAC 173-27-190 - Permits for substantial development, conditional use, or variance and under WAC 173-27-090 – Time requirements of permit.

7. Decision Criteria. All applications, including exemptions, shall comply with WAC 173-27-140, as amended.

a. Shoreline Exemptions.Types of developments outlined in RZC 21.68.200.C.3 are exempt from the requirements of a Shoreline Substantial Development Permit but shall comply with the state Shoreline Management Act, the City's Shoreline Master Program, and all other policies, plans, codes, and regulations of the City.

Decisions of Shoreline Exempt Status. Letters of Shoreline Exempt Status, issued under RZC 21.68.200.C.3 for activities or development requiring permits listed under WAC 173-27-050 (1) (a) or (b) shall be mailed to the Department of Ecology. The applicant is responsible for determining and disclosing in the Joint Aquatic Resources Permit Application whether permits listed under WAC 173-27-050 (1) (a) or (b) are required.

b. Shoreline Substantial Development Permit. Shoreline Substantial Development Permit applications shall be reviewed pursuant to WAC 173-27-150. Special review criteria are provided in RZC Chapter 21.68.
Shoreline Master Program. In addition, all projects must be consistent with Redmond Shoreline Master Program policies.

c. **Shoreline Conditional Use Permit.** Uses which are not classified or set forth in the Shoreline Master Program or use regulations may be allowed, provided the applicant can demonstrate that they meet the criteria outlined in WAC 173-27-160.

d. **Shoreline Variance.** Relief may be granted from specific provisions of the Shoreline Master Program or shoreline use regulations, provided the applicant can demonstrate that the variance will meet the criteria outlined in WAC 173-27-170.

8. **Modification or Addition to an Approved Project or Decision.** Revisions to a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or a Shoreline Variance shall be governed by WAC 173-27-100 - Revisions to permits.

9. **Termination of Approval.** Shoreline Substantial Development Permits, Shoreline Conditional Use Permits, and Shoreline Variances shall be subject to WAC 173-27-090 - Time requirements of permit apply.

10. **Developments Not Required to Obtain Shoreline Permits or Local Reviews.** Requirements to obtain a Substantial Development Permit, Conditional Use Permit, Variance, Letter of Exemption, or other review to implement the Shoreline Management Act do not apply to the following:

    a. **Redmedial actions.** Pursuant to RCW 90.58.355, any person conducting a remedial action at a facility pursuant to a consent decree, order, or agreed order issued pursuant to Chapter 70.105D RCW, or to the Department of Ecology when it conducts a remedial action under Chapter 70.105D RCW.

    b. **Boatyard improvements to meet NPDES permit requirements.** Pursuant to RCW 90.58.355, any person installing site improvements for stormwater treatment in an existing boatyard to meet requirements of a National Pollutant Discharge Elimination System stormwater general permit.

    c. **WSDOT facility maintenance and safety improvements.** Washington State Department of Transportation project and activities meeting the conditions of RCW 90.58.356.

    d. Projects consistent with an Environmental Excellence Program Agreement pursuant to RCW 90.58.045.

    e. Projects authorized through the Energy Facility Site Evaluation Council process, pursuant to Chapter 80.58 RCW.

11. The City may grant relief from Shoreline Master Program development standards and use regulations resulting from shoreline restoration projects consistent with criteria and procedures in WAC 173-27-215.

D. **Annexation of Shorelines.** The City may adopt shoreline environment predesignations for shorelines located outside of city limits but within the urban growth area. In the event of annexation of a shoreline not predesignated in the Shoreline Master Program, the City shall develop or amend shoreline policies and regulations to include the annexed area. Such policies and regulations for annexed areas shall be consistent with RCW 90.58 and WAC 173-26 and shall be submitted to the Department of Ecology for approval.
(Ord. 2968)

Effective on: 4/16/2011

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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City Website: www.redmond.gov
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