

Chapter 17.03 Island County Zoning Code

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17.03.180 – Land Use Standards.

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S. Site Coverage and Setbacks.

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7. General exceptions to setback requirements:

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8. Special shoreline setbacks. [Chapter 17.05A ICC provides for setbacks within shoreline jurisdiction which may differ from those provided above, in which case the most restrictive applies.](#)

~~a. The standard shoreline setback for dwelling units shall be fifty (50) feet landward of the OHWM except for the conservancy and natural environments, where the setback shall be seventy-five (75) feet landward of the OHWM.~~

~~b. A greater setback may be required if necessary to comply with the grading, geologically hazardous area, erosion control and drainage requirements of chapter 11.02 and chapter 11.03 and/or the critical areas regulations contained in chapter 17.02B.~~

~~c. For the purpose of accommodating shoreline views within existing developed areas. Setbacks for residential uses may be reduced consistent with the following:~~

~~(i) Where there are existing principal residences that encroach on the established setback within 240 feet of either side of the proposed building footprint, the required setback for the proposed structure may be reduced by review and approval of the Shoreline Administrator. In such cases, the setback of the proposed residential structures may be reduced to the average of the setbacks of the existing adjacent principal residences.~~

~~(ii) In those instances where only one (1) existing principal residence is within 240 feet of either side of the proposed building site, the setback of the proposed structure may be reduced (with approval of the administrator) to the average of the setbacks for the existing adjacent principal residence and the applicable setback for the adjacent vacant parcel.~~

~~(iii) The reduced setbacks applied above shall not be less than twenty-five (25) feet landward of the OHWM except for the natural and conservancy environments, where the minimum shall be fifty (50) feet, unless required to comply with the setback requirements of this chapter and chapter 17.02B.~~

T. Small-scale recreation and tourist uses.

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