

Commercial, Industrial, High Density Residential, and Mixed Use Lacey, Olympia, and Tumwater

Commercial, industrial, high density residential, and mixed-use development will still be permissible along shorelines if consistent with the underlying zoning district and environmental designation. The major changes under the proposed update are listed below:

Building Heights:

Under the current Shoreline Master Program commercial, high density residential, and mixed-use buildings are generally limited to a height of 35 feet, but there are exceptions.

In High Intensity areas, proposed regulations would limit commercial, residential, and mixed use buildings to 35 feet in height within 100 feet of the water's edge. For the remainder of the area within shoreline jurisdiction, the height limit is 70 feet.

In Olympia, this would apply to areas of Urban Waterfront Zoning District along Budd Inlet shoreline (West Bay, Isthmus, and Port Peninsula). When conflicts arise between shoreline and zoning standards, the more restrictive regulation applies.

Building Setbacks:

Building setbacks are 15 feet under the proposed regulations for all non water-dependent buildings. This includes buildings that support activities that are water-related (such as renting kayaks) or water-enjoyment (such as restaurant with a terrace facing the water). For water-dependent activities such as Port operations or Marina buildings, there are no building setbacks.

Requirement for Public Access:

New developments must include a public access component if the development is on waterfront property.

Vegetation Plan:

New developments must include a vegetation plan if the development is on waterfront property. This is in an effort to restore natural vegetation to shoreline areas to improve ecological functions.



The Shoreline Master Program encourages water-oriented development with a public access component, such as this office and restaurant complex with a public plaza located adjacent to the waterfront.
Port of Olympia Plaza in downtown Olympia.

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Redevelopment is expected along the shorelines of West Bay Drive and downtown Olympia. In these areas, the proposed shoreline regulations act as an overlay to existing zoning regulations – and the most restrictive regulations will apply.

The shoreline environmental designation is High Intensity in areas where redevelopment is expected.

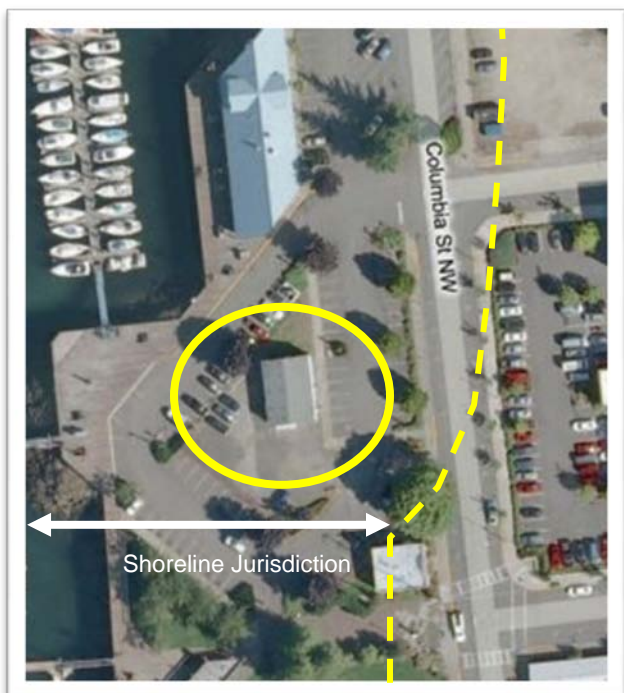
Some key things to note:

- Public access is required as a component of any redevelopment or new project
- Native vegetation along the shoreline is also a new requirement but balanced with public access
- Shoreline regulations apply only within shoreline jurisdiction – in this example in the open water, and from the shoreline to 200 feet inland.
- Shoreline height limits are
 - 35 feet within 100 feet of the shoreline
 - 70 feet more than 100 feet from the shoreline
 - or height restrictions contained in zoning regulations - whichever is the most restrictive
- Building setbacks are 15 feet from the shoreline for most uses.
- The exceptions are water-dependent uses.
- If the shoreline is also a critical area, the critical area regulations apply.

On properties within shoreline jurisdiction, but without access to the shoreline (as in the highlighted area to the right), the public access and vegetation requirements will not apply.



West Bay Drive (Budd Inlet), Olympia



Downtown Olympia (Budd Inlet)