

# Proposed Development Standards By Shoreline Environmental Designation Lacey, Olympia, and Tumwater

DEVELOPMENT STANDARDS	High Intensity	Shoreline Residential	Urban Conservancy	Natural	Aquatic
<b>Agriculture</b>					
OHWM setback <sup>@</sup>	50'	50'	50'	50'	NA
Building height	35'	35'	35'	35'	NA
<b>Aquaculture</b>					
OHWM setback <sup>@</sup>	15'	15'	25'	50'	NA
Building height	35'	35'	35'	35'	10'
<b>Boating Facilities</b> <i>(Boat Launches &amp; Marinas)</i>					
<b>Water-dependent</b>					
OHWM setback <sup>@</sup>	0'	0'	0'	0'	NA
Building height	35'	30'	30'	25'	20'
<b>Water-related</b>					
OHWM setback <sup>@</sup>	15'	15'	15'	25'	NA
Building height	35'	30'	30'	25'	NA
<b>Commercial &amp; industrial Development</b>					
<b>Water-dependent</b>					
OHWM Setback <sup>@</sup>	0'	NA	25'	NA	NA
Building Height	35' <sup>1</sup> / 70' <sup>2</sup>	NA	35'	NA	35'
<b>Water-related &amp; enjoyment</b>					
OHWM Setback <sup>@</sup>	15'	25'	50'	NA	NA
Building Height	35' <sup>1</sup> / 70' <sup>2</sup>	35'	35'	NA	35'
<b>Non-water-oriented</b>					
OHWM Setback <sup>@</sup>	15'	50'	100'	NA	NA
Building Height	35' <sup>1</sup> / 70' <sup>2</sup>	35'	35'	NA	35'
<b>Historical or Archeological</b>					
OHWM setback <sup>@</sup>	<i>Refer to Use Category</i>	<i>Refer to Use Category</i>	<i>Refer to Use Category</i>	<i>Refer to Use Category</i>	<i>Refer to Use Category</i>
Building height					
<b>Parking</b>					
Upland of the approved structure; or OHWM setback <sup>@</sup>	15'	25'	50'	100'	NA
Building height	15'	15'	15'	15'	NA
<i>(Refer to use category for height of structured parking)</i>					

OHWM = Ordinary high water mark

NA = Not applicable, refer to the appropriate Master Program section for additional standards

1 = Within one hundred (100) feet from the ordinary high water mark

2 = From one hundred (100) feet to the edge of the shoreline jurisdiction

@ = Refer to shoreline vegetation requirements in section xx.95.000

# Proposed Development Standards By Shoreline Environmental Designation – continued Lacey, Olympia, and Tumwater

DEVELOPMENT STANDARDS	High Intensity	Shoreline Residential	Urban Conservancy	Natural	Aquatic
<b>Recreation Development</b>					
<b>Water-dependent</b>	25'	25'	25'	25'	NA
OHWM Setback <sup>@</sup>	35'	25'	25'	25'	10'
Building Height					
<b>Water-related &amp; enjoyment</b>					
OHWM Setback <sup>@</sup>	50'	50'	50'	50'	NA
Building Height	35'	25'	25'	25'	10'
<b>Non Water-oriented</b>					
OHWM Setback <sup>@</sup>	100'	100'	100'	100'	NA
Building Height	35'	25'	25'	25'	10'
<b>Residential Development</b>					
<b>Single-Family Dwellings</b>					
Maximum Density	NA	8 du/ac	1 du/ac	1du/10 ac	NA
OHWM Setback <sup>@</sup>	NA / 10'	25' / 50' / 75'	100'	150'	NA
Building Height	35'	35'	35'	35'	NA
Maximum Impervious Surfaces	NA	50%	30%	10%	NA
<b>Attached Single Family &amp; Multi-Family Dwellings</b>					
Maximum Density	NA	8 du/ac	1 du/ac	NA	NA
OHWM Setback <sup>@</sup>	NA / 10'	25' / 50' / 75'	100'	NA	NA
Building Height	35' <sup>1</sup> / 70' <sup>2</sup>	35'	35'	NA	NA
Maximum Impervious Surfaces	NA	50%	30%	NA	NA
<b>Scientific or Educational</b>	<i>Refer to Use Category</i>				
OHWM setback <sup>@</sup>					
Building height					
<b>Signage: On-premises &amp; Wayfinding</b>					
OHWM setback <sup>@</sup>	25'	50'	50'	50'	NA
Side setback	10'	10'	10'	10'	NA
Height	10 <sup>1</sup> / 15 <sup>2</sup>	10 <sup>1</sup> / 15 <sup>2</sup>	10 <sup>1</sup> / 15 <sup>2</sup>	6 <sup>1</sup> / 10 <sup>2</sup>	NA
<b>Transportation</b>					
<b>Roads and Railroads</b>					
OHWM setback <sup>@</sup>	25'	50'	75'	100'	NA
<b>Shared Use Path</b>					
OHWM setback <sup>@</sup>	10'	25'	50'	75'	NA
<b>Utilities</b>					
OHWM setback <sup>@</sup>	25'	25'	25'	25'	NA
Building height	25 <sup>1</sup> / 35 <sup>2</sup>	25 <sup>1</sup> / 35 <sup>2</sup>	25 <sup>1</sup> / 35 <sup>2</sup>	20 <sup>1</sup> / 30 <sup>2</sup>	NA

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