

# RESIDENTIAL DEVELOPMENT

## INTRODUCTION

Residential Development includes residential subdivisions as well as development on existing single family lots. The following policies and regulations are to be recognized in the development of any subdivision on the shorelines of the state. To the extent possible, planned unit developments (sometimes called cluster developments) should be encouraged within the shoreline area. Within planned unit developments, substantial portions of land are reserved as open space or recreational areas for the joint use of the occupants of the development. This land may be provided by allowing houses to be placed on lots smaller than the legal minimum size for normal subdivisions, as long as the total number of dwellings in the planned unit development does not exceed the total allowable in a regular subdivision, unless otherwise allowed in county ordinances.

The policies and regulations in this section also apply to development of existing single family lots, including accessory uses, unless otherwise indicated. Although development of a single family lot does not normally require a Shoreline Permit, the proposed development shall still comply with the provisions of the Shoreline Management Master Program.

## POLICIES

1. Encourage the use of the planned residential development and rural cluster concept in all shoreline subdivisions.
2. Require that subdivisions be designed at a level of density, site coverage, and occupancy compatible with the physical capabilities and aesthetic characteristics of the shoreline and water body.
3. Encourage subdividers to provide public pedestrian access to the shorelines within the subdivision.
4. Encourage subdividers to provide all residents within the subdivision with adequate easily accessible and usable access to the water when topographically feasible.
5. Prohibit residential development over water.
6. Residential development on shorelines should not be allowed which would be dependent on future bulkheading or other shoreline fortification for protection.
7. Houseboats (mobile vessels) are to be located at moorage slips approved in accordance with the guidelines dealing with marinas, piers, and docks. In planning for local governments should ensure that waste disposal practices meet local and state health regulations, that the units are not located over highly productive fish food areas, and that the units are located and designed to be compatible with the intent of the designated environments.

## REGULATIONS

### *General*

1. Residential structures and accessory structures over water or floating on the water, other than piers and docks, are prohibited. Floating homes (i.e., those intended to be a permanent based structure and not used as a vessel) are prohibited in all shoreline

areas. Houseboats (vessels capable of being mobile but used for living aboard) are a conditional use in all shoreline areas. Covered boathouses and piers are regulated by the Boating Facilities section of this program.

2. Applications for development of subdivisions shall include the following information (at a minimum):
  - a. Detailed statement (graphic and textual) of proposed water quality and erosion control plans to be utilized both during and after construction;
  - b. Detailed statement (graphic and textual) of any proposed alterations to the natural character of the shoreline;
  - c. Sewage disposal plans (to include statement from the Snohomish Health District attesting to their acceptability);
  - d. Storm drainage plans and provisions;
  - e. Provisions for lot owner access to the water body (where appropriate);
  - f. Provisions for public access to the water body (where appropriate).
3. Construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps to facilitate a water-dependent use or enhance public access may be allowed as a conditional use, provided the proposed project will supply equivalent replacement of habitat and/or hydrological function of the subject water body or watershed.
4. To facilitate a nonwater-dependent use, construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps may be allowed as a conditional use provided the applicant can demonstrate that there is no other alternative to said fill, and that the proposed project will improve the habitat and/or hydrological function of the subject water body or watershed.
5. Residential development shall not be approved for which flood control, shoreline protection measures, or bulkheading will be required to protect residential lots unless a variance is obtained.
6. All utility lines shall be underground.
7. Prior to any approvals for shoreline development, permit applicants shall be required to submit adequate plans for preservation of shore vegetation, for protection of water quality and control of erosion during and after construction.
8. Sewage disposal facilities and water supply facilities must be provided in accordance with appropriate governmental health and water quality laws and regulations. Storm drainage facilities must be separated from sewage disposal systems.
9. Accessory uses that are not appurtenances shall be reasonable in size and purpose, and be compatible with on-site and adjacent structures, uses and natural features.
10. Accessory structures and appurtenances which are not water-oriented are prohibited within the required setback.

11. Revegetation of disturbed areas shall follow the Vegetation Management provisions of this program.

### **Natural Environment**

1. Residential subdivisions, including short plats, shall be prohibited in the Natural Environment.
2. Multi-family dwellings shall be prohibited in the Natural Environment.
3. Residences and accessory uses shall maintain a 100-foot setback from the ordinary high water mark in the Natural Environment.
4. Alteration of the natural topographic features and/or flora of the site shall be restricted to that absolutely necessary to the placement of the residence. Other grading or clearing, as for lawns, etc., is prohibited.
5. Alteration of the land-water interface shall not be allowed.

### **Conservancy Environment**

1. Residential subdivisions, to include short plats, shall maintain an overall density of less than one dwelling unit per 2.3 acres of land.
2. Multi-family dwellings shall be prohibited in the Conservancy Environment.
3. Residences and accessory uses shall maintain a 100-foot setback from the ordinary high water mark in the Conservancy Environment.
4. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

### **Rural Environment**

1. Residential subdivisions including short plats, shall maintain an overall density of less than 2.3 dwelling units per acre of land.
2. Multi-family dwellings shall be prohibited in the Rural Environment except when contained in a Planned Residential Development approved pursuant to Chapter 18.38 of the Snohomish. Co. Zoning Code, or when developed as a rural cluster subdivision under Title 32.30 SCC.
3. Residences and accessory uses shall maintain a 50-foot setback from the ordinary high water mark in Rural Environment.
4. Alterations of topography and the land-water interface shall be minimized. The need for such alteration shall be documented in the permit application.

### **Suburban Environment**

1. Residential development shall be permitted in the Suburban Environment subject to the General Regulations.
2. Residences and accessory uses shall maintain a 25-foot setback from the ordinary high water mark in the Suburban Environment.

## **Urban Environment**

1. Residential development shall be permitted in the Urban Environment subject to the General Regulations, except that such development along North Creek shall conform to Section 3(b) of the Environment Designation Map Descriptions at Page E-19. (Sec. 5 of Ord. 83-055 adopted May 23, 1983)
2. Residences and accessory uses shall maintain a 25-foot setback from the ordinary high water mark in the Urban Environment.