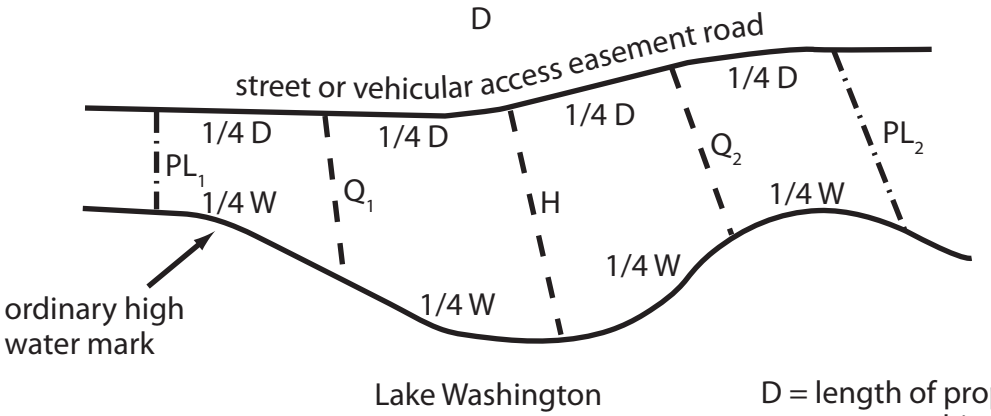
KZC
CHAPTER 180-PLATES

Revise Plate 19:	Calculating Average Parcel Depth
Delete Plate 22:	WD II North Property Line yard and Height of Structure
Revised Plate 27A-27C:	Shoreline View Corridor (currently only applies to Yarrow Bay Marina)
Delete Plate 28:	North Property Line – WD Zones
New Plate XX:	Minimum Shoreline Walkway Corridor
New Plate XX:	Measuring Shoreline Setback
New Plate XX:	Addition to Nonconforming Dwelling Unit
New Plate XX:	Story at Street or Access Easement Level (applies on in Residential – L)
New Plates A/BXX:	Options for Shoreline Stabilization Measures

Plate XX
Calculating Average Parcel Depth

$$\text{Average Parcel Depth} = \frac{PL_1 + Q_1 + H + Q_2 + PL_2}{5}$$



D = length of property line at street or vehicular access easement

W = length of property frontage at ordinary high water mark

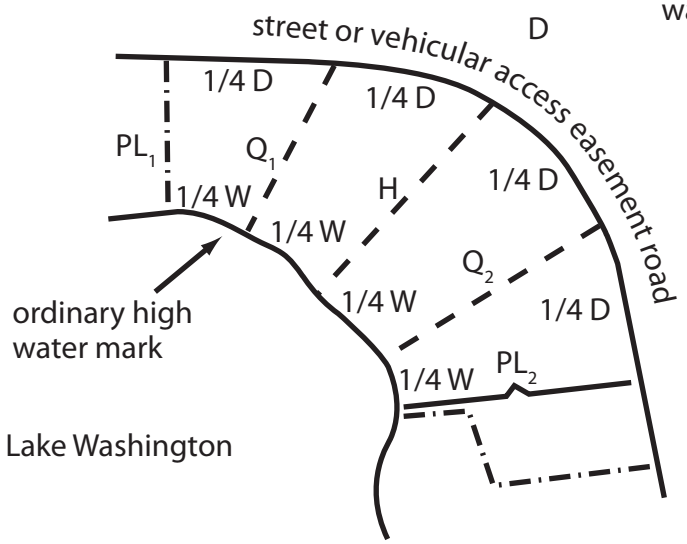


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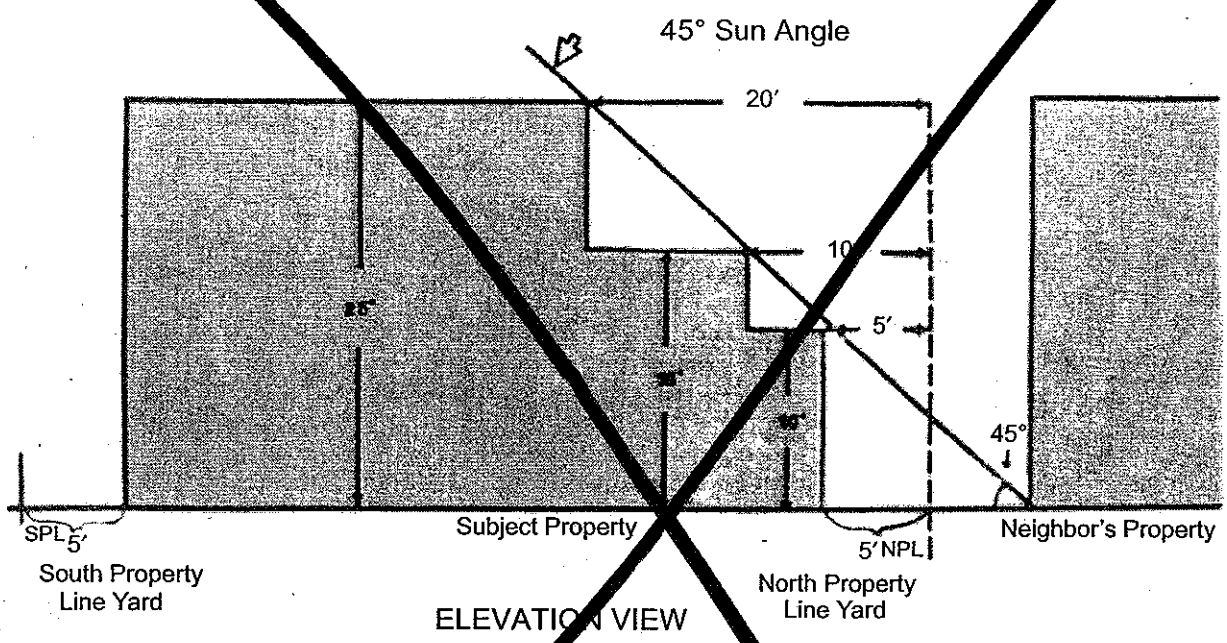
Plate 22

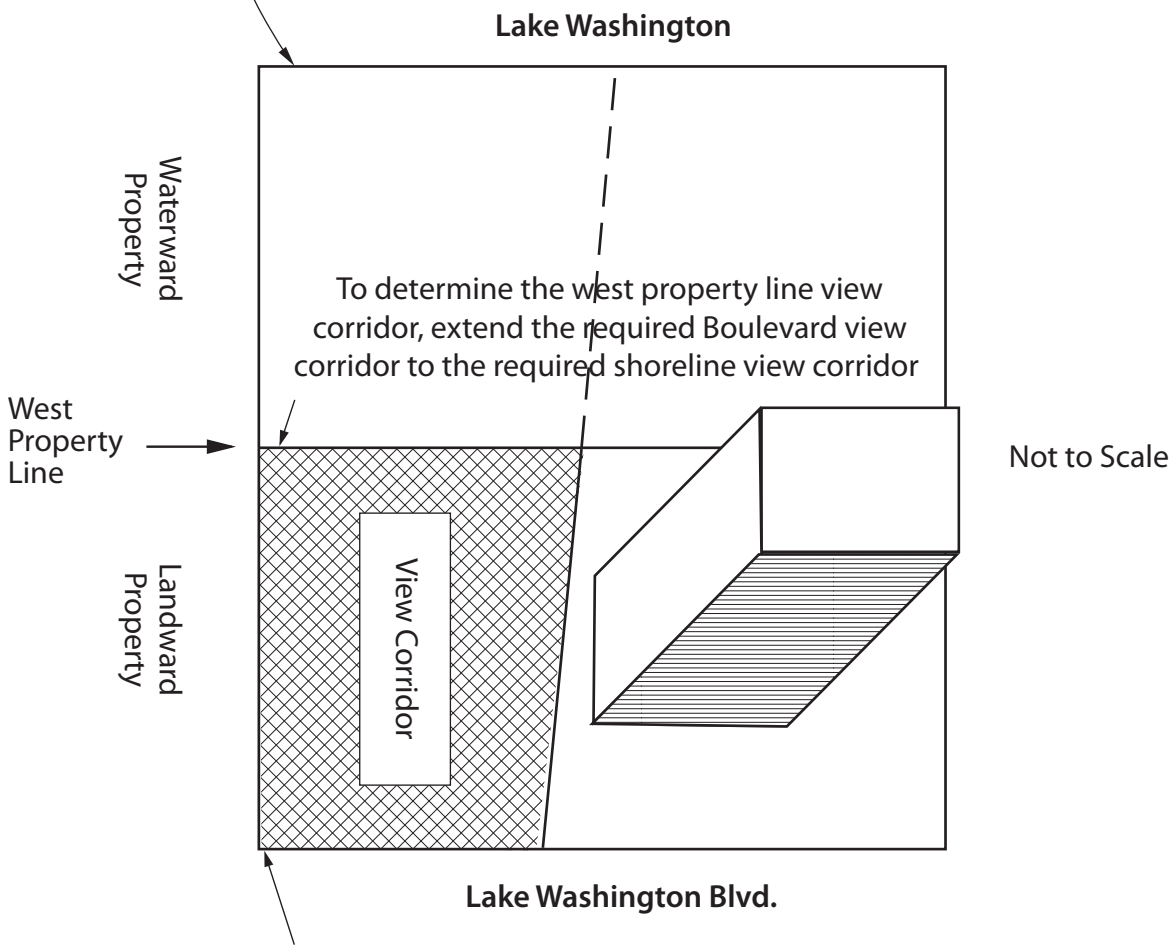
WD II NORTH PROPERTY LINE YARD AND HEIGHT OF STRUCTURE



Setback = Height - 5′ from North Property Line
Scale 1″ = 10″

Plate 27A
Shoreline View Corridor

View corridor along shoreline is 60% of ordinary high water mark (OHWM) if building height is between 30' and 35' above ABE or 70% of HWL if building height exceeds 35' above ABE.

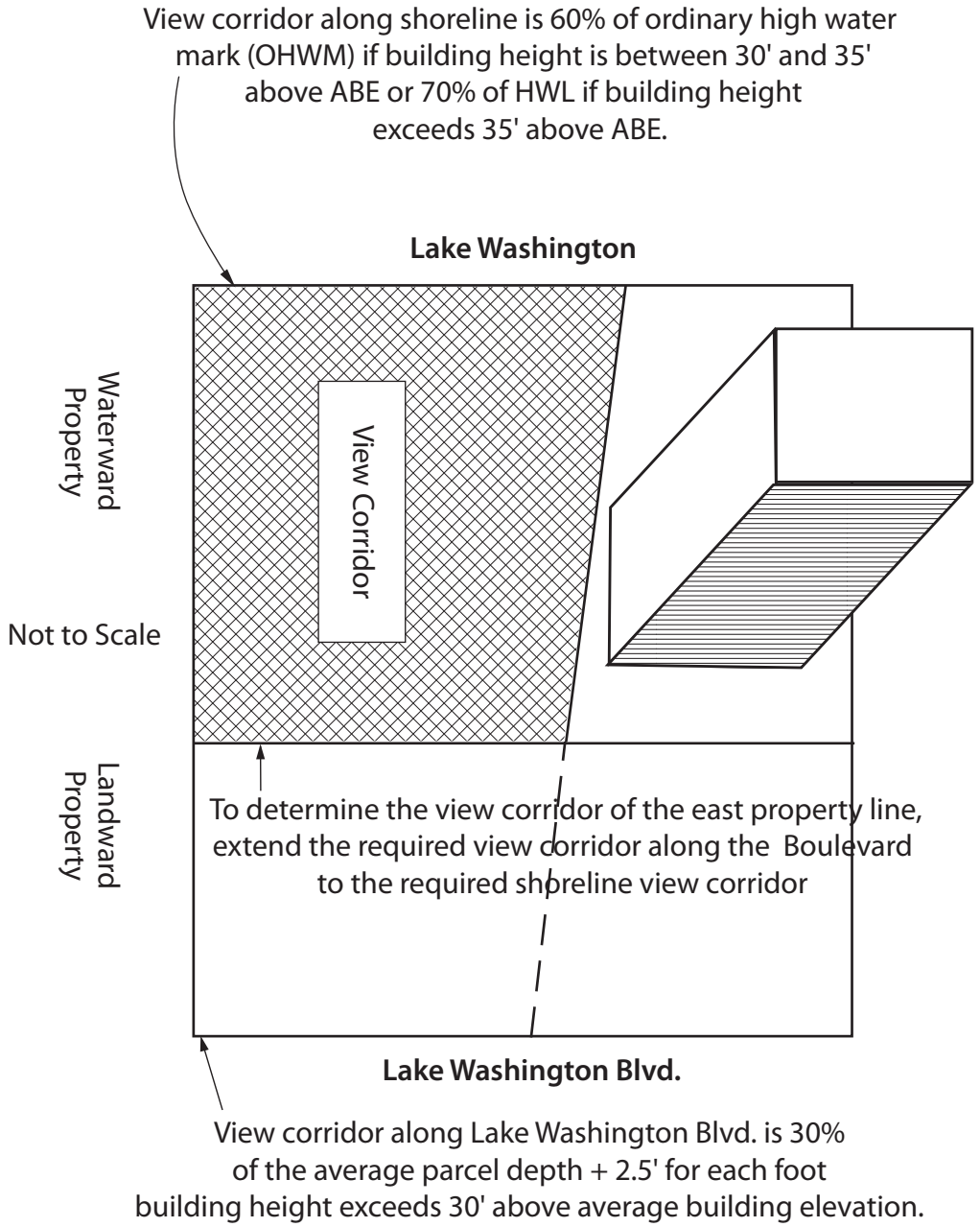


View corridor along Lake Washington Blvd. is 30% of the average parcel depth + 2.5' for each foot building height exceeds 30' above average building elevation.

Required Shoreline View Corridor for Properties that only abut Lake Washington Boulevard

The *required shoreline view corridor across the property* shall be determined by taking the view corridor required along Lake Washington Boulevard (30 percent of the average parcel width plus 2.5 feet for each foot the building height exceeds 30 feet above average building elevation) and then extending the view corridor across the landward property and the waterward property to the shoreline to provide a shoreline view corridor of 60 percent if building height is greater than 30 feet, but equal to or less than 35 feet or 70 percent if building height is greater than 35 feet (see diagram above).

Plate 27B
Shoreline View Corridor

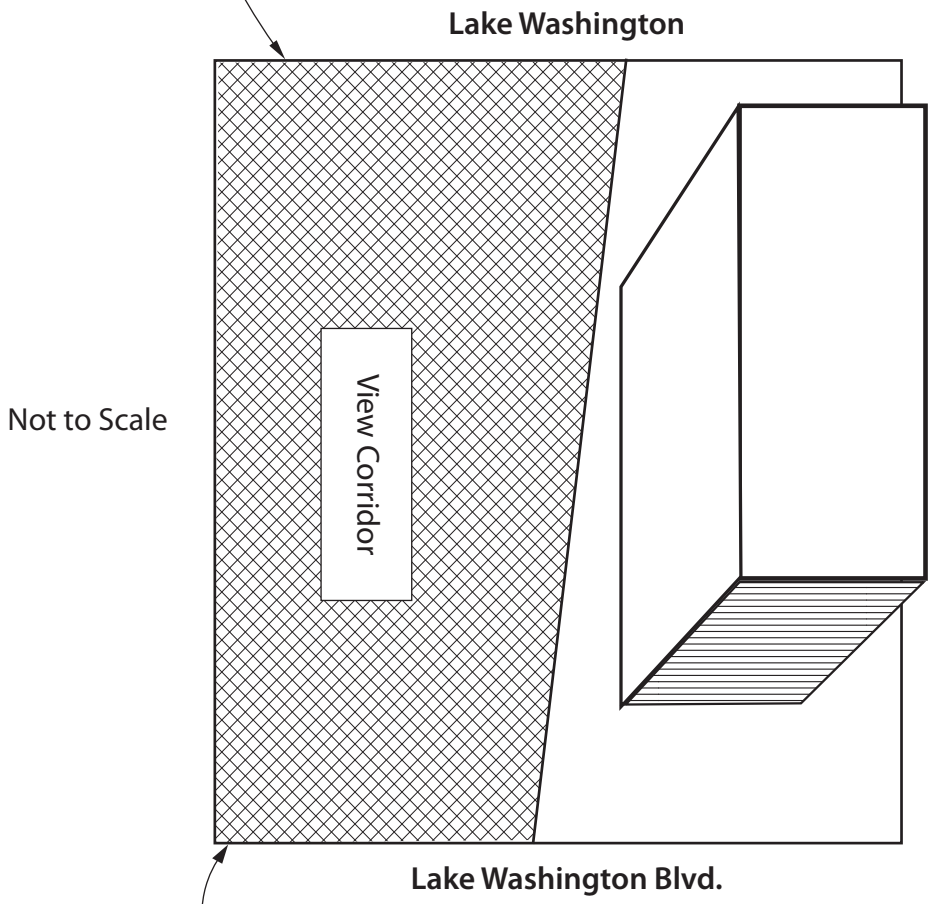


Required Shoreline View Corridor for Properties that only abut Lake Washington Boulevard

The *required shoreline view corridor across the property* shall be determined by taking the view corridor required along Lake Washington Boulevard (30 percent of the average parcel width plus 2.5 feet for each foot the building height exceeds 30 feet above average building elevation) and then extending the view corridor across the landward property and the waterward property to the shoreline to provide a shoreline view corridor of 60 percent if building height is greater than 30 feet, but equal to or less than 35 feet or 70 percent if building height is greater than 35 feet (see diagram above).

Plate 27C
Shoreline View Corridor

View corridor along shoreline is 60% of ordinary high water mark (OHWM) if building height is between 30' and 35' above ABE or 70% of OHWL if building height exceeds 35' above ABE.



View corridor along Lake Washington Blvd. is 30% of the average parcel depth + 2.5' for each foot building height exceeds 30' above average building elevation.

Required Shoreline View Corridor for Properties that only abut Lake Washington Boulevard

The *required shoreline view corridor across the property* shall be determined by taking the view corridor required along Lake Washington Boulevard (30 percent of the average parcel width plus 2.5 feet for each foot the building height exceeds 30 feet above average building elevation) and then extending the view corridor across the landward property and the waterward property to the shoreline to provide a shoreline view corridor of 60 percent if building height is greater than 30 feet, but equal to or less than 35 feet or 70 percent if building height is greater than 35 feet (see diagram above).

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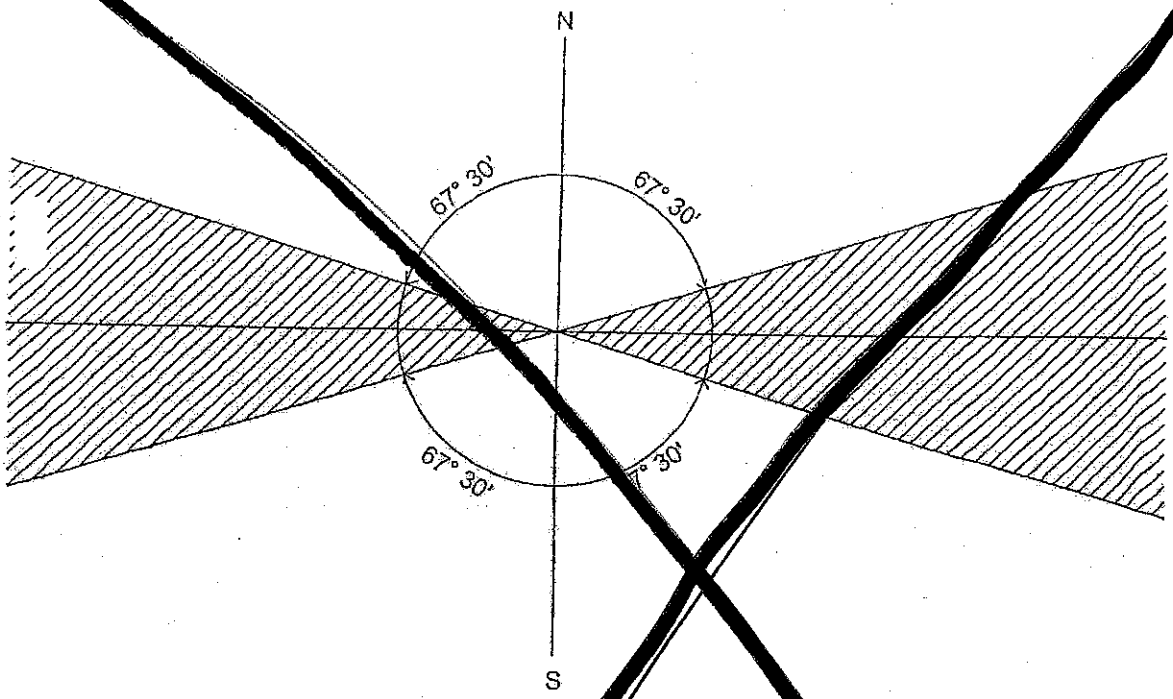
Plate 28

North Property Line – Waterfront District (WD) Zones



A line which falls within the shaded area is a north property line.

Plate XX
Maximum Shoreline Walkway Corridor

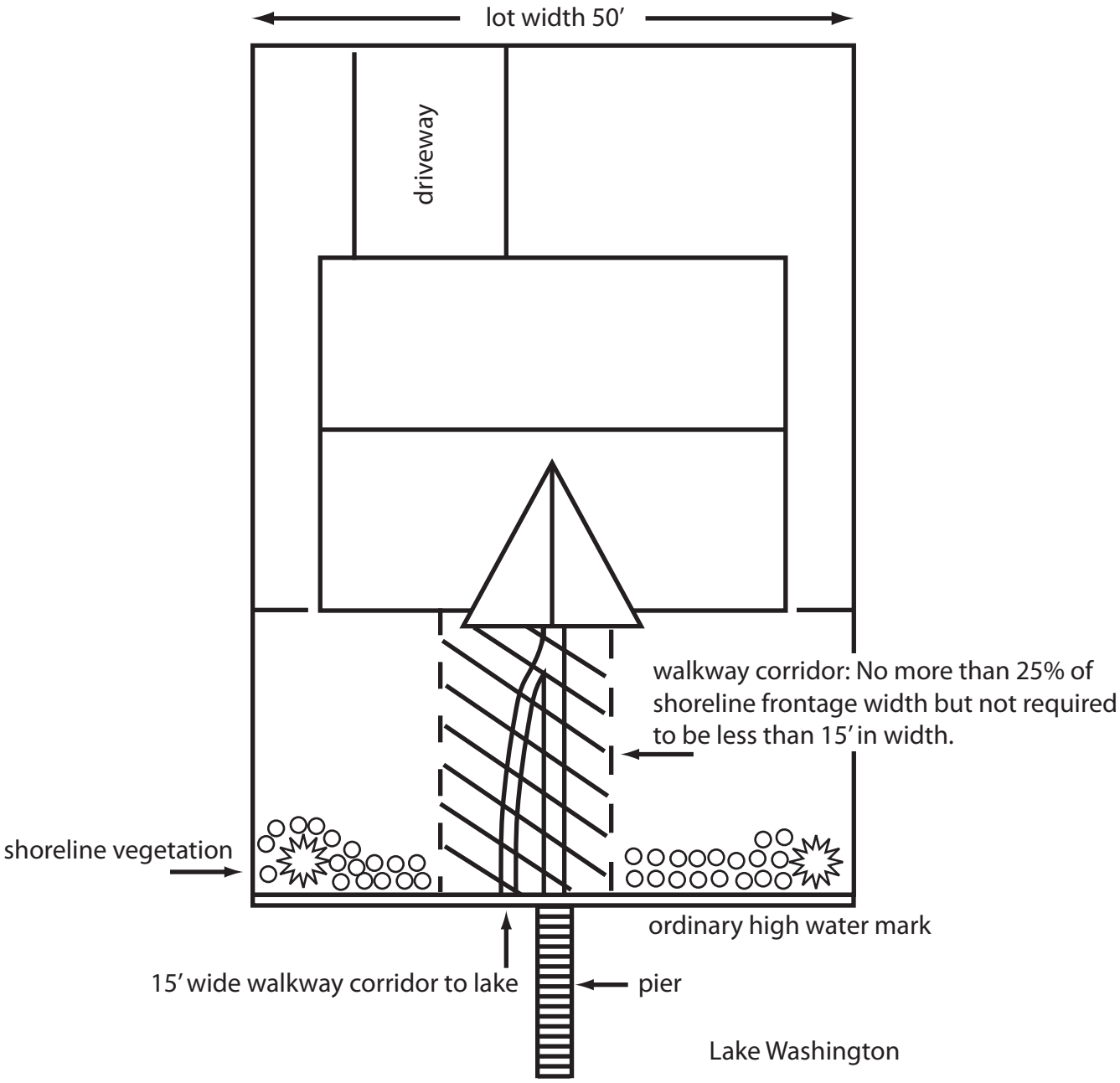


Plate XX
Measuring Shoreline Setback

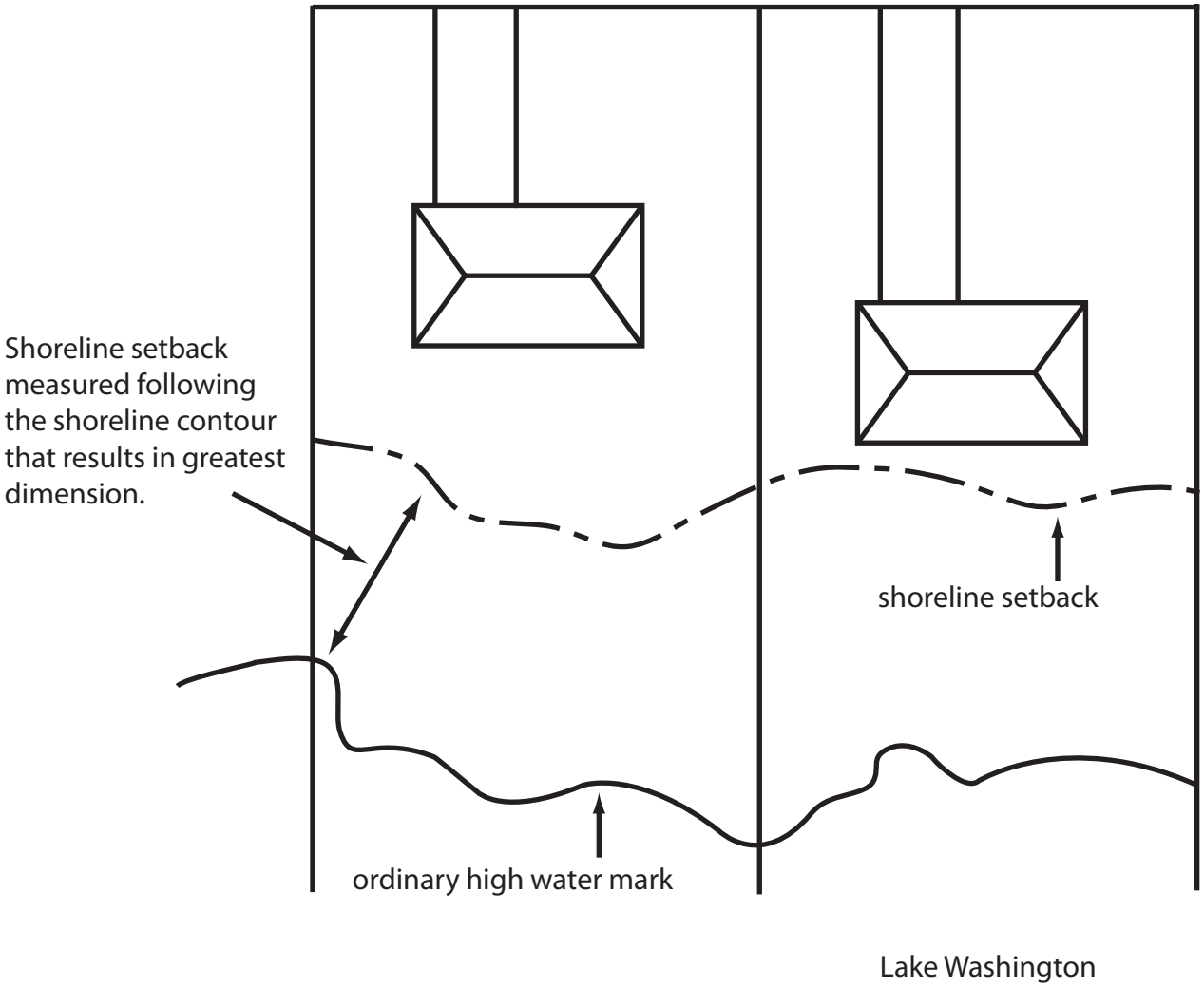


Plate XX
Addition to Nonconforming Detached Dwelling Unit

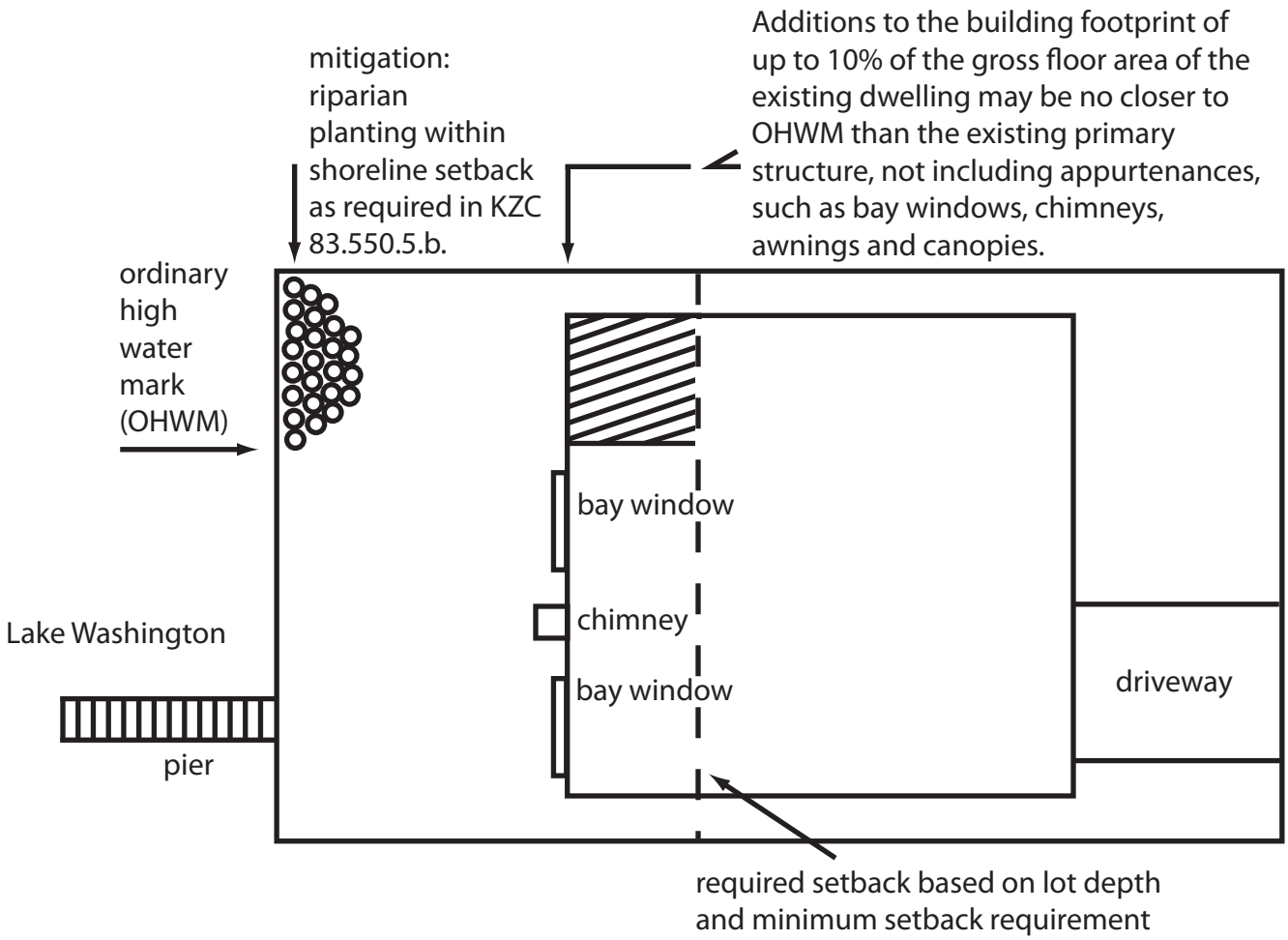
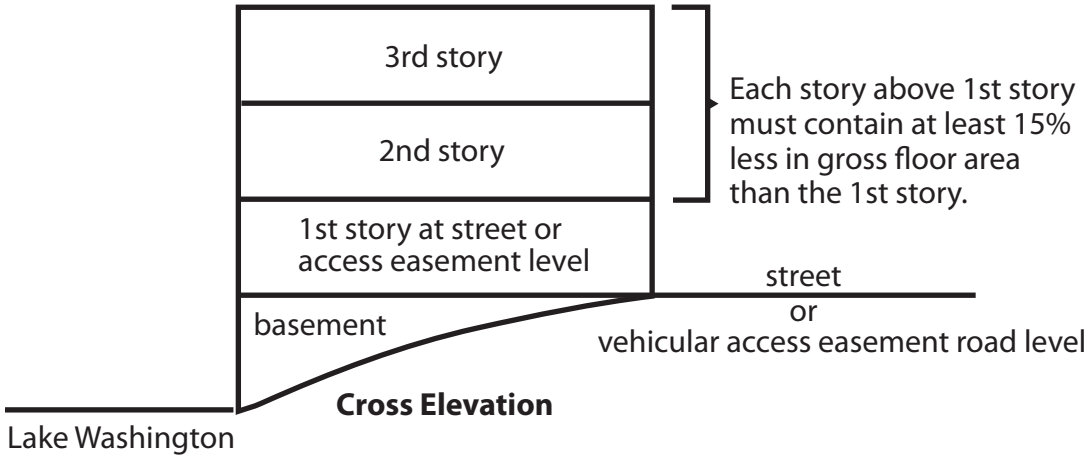
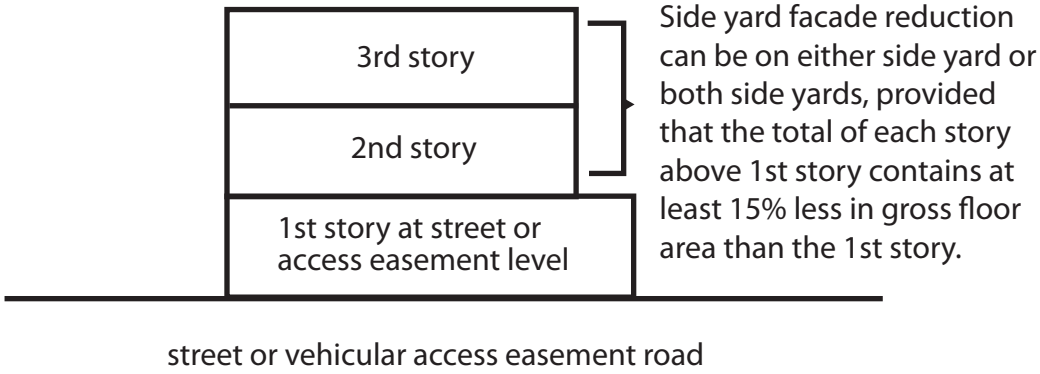


Plate XX
Story at Street or Access Easement Level

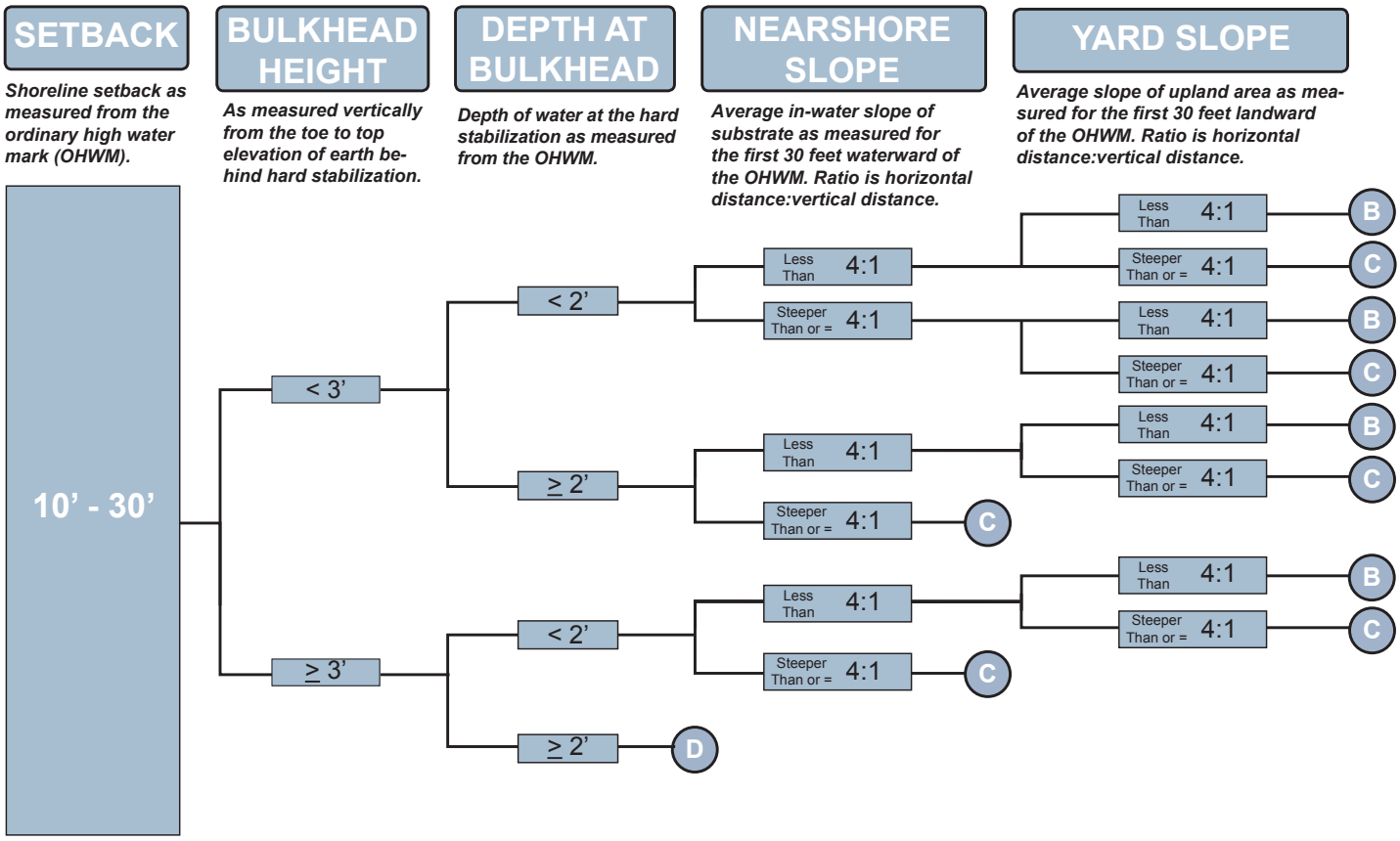


Cross Elevation



Front Elevation

Plate XXA
Options for Shorline Stabilization Measures
Building Setback 10' - 30'



Typical Options:

- (A) Full beach, beach cove, pullback, bioengineering, enhancement, gradient improvement
- (B) Beach cove, pullback, bioengineering, enhancement, gradient improvement
- (C) Pullback, bioengineering, enhancement, gradient improvement
- (D) Bioengineering, enhancement, gradient improvement

Definitions: (In Order of Restoration Preference)

Full beach: hard stabilization removal and beach restoration

Beach cove: partial hard stabilization removal and pullback to create beach cove

Hard stabilization pullback: repositioning of hard stabilization landward of existing location to improve shoreline gradient and possibly form a beach

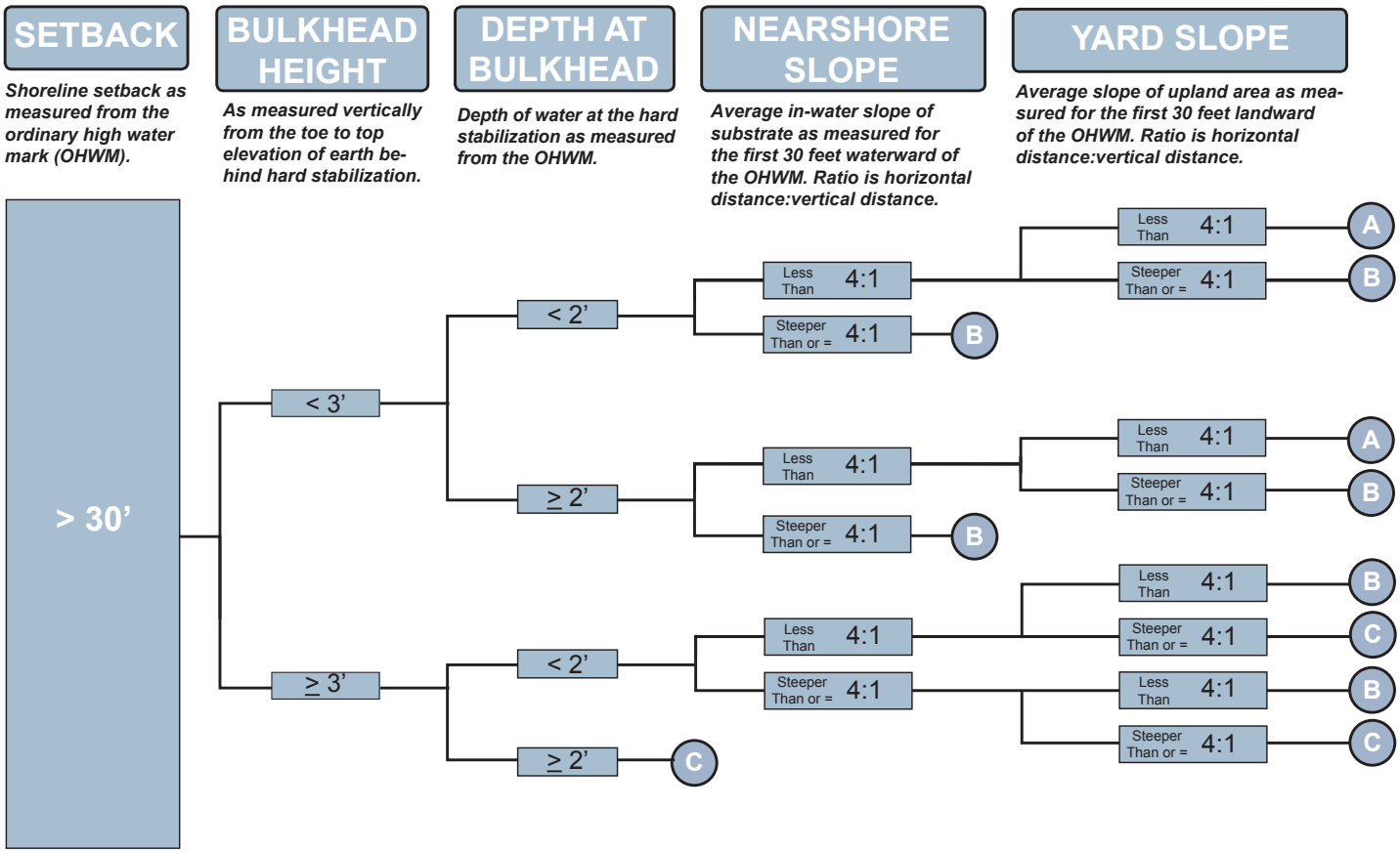
Slope bioengineering: shoreline stabilization using plant material and other biodegradable materials to hold upland soils in place

Hard stabilization enhancement: hard stabilization may stay in same general location, but modifications may include sloping back existing hard structure and/or modifying material type and layout to create potential beach cove areas

Nearshore gradient improvement: installation of gravel/cobble substrate wedge for the purposes of improving nearshore gradients

Notes: Sites with less than a 10' shoreline setback are not included with this decision tree as those sites will likely require some form of hard stabilization. However, those sites may still benefit from the addition of an in-water gravel/cobble wedge to improve shoreline gradient along with a native plant buffer.

Plate XXB
Options for Shorline Stabilization Measures
Building Setback > 30'



Typical Options:

- (A) Full beach, beach cove, pullback, bioengineering, enhancement, gradient improvement
- (B) Beach cove, pullback, bioengineering, enhancement, gradient improvement
- (C) Pullback, bioengineering, enhancement, gradient improvement
- (D) Bioengineering, enhancement, gradient improvement

Definitions: (In Order of Restoration Preference)

Full beach: hard stabilization removal and beach restoration

Beach cove: partial hard stabilization removal and pullback to create beach cove

Hard stabilization pullback: repositioning of hard stabilization landward of existing location to improve shoreline gradient and possibly form a beach

Slope bioengineering: shoreline stabilization using plant material and other biodegradable materials to hold upland soils in place

Hard stabilization enhancement: hard stabilization may stay in same general location, but modifications may include sloping back existing hard structure and/or modifying material type and layout to create potential beach cove areas

Nearshore gradient improvement: installation of gravel/cobble substrate wedge for the purposes of improving nearshore gradients

Notes: Sites with less than a 10' shoreline setback are not included with this decision tree as those sites will likely require some form of hard stabilization. However, those sites may still benefit from the addition of an in-water gravel/cobble wedge to improve shoreline gradient along with a native plant buffer.