



DRAFT SHORELINE SETBACK REGULATIONS



Purpose of Proposed Shoreline Setback

- Provides minimum area for **riparian vegetation** to have adequate support for fish and wildlife habitat and maintain ecological function of the lake
- Reduces impacts of **noise and light** on fish and wildlife habitat
- Provides minimum area for **biofiltration** of storm water runoff to reduce water quality impacts
- Protects structures from shoreline **erosion**
- Provides opportunity for **natural or soft** shoreline stabilization

Determining Factors for Width of Proposed Shoreline Setback

- Maintaining ecological functions provided by existing development by basing setback on **existing built conditions** currently present along shoreline for each shoreline environment
- **25'** appears to be **minimum** setback needed to ensure protection of water quality and habitat
- Existing Kirkland shoreline setbacks vary greatly so had to find **balance** in meeting **No Net Loss** of the overall system while **minimizing non-conformances**
- Using % of **average parcel depth** allows setback to be based on individual size
- Establishing **minimum setback** for sufficient area to reduce impacts to water quality and protect habitat, and **maximum setback** assures deep lots are not overly burdened

ENVIRONMENTAL DESIGNATIONS	Draft Shoreline Setback Regulations
Residential Low (north of CBD), north of Lake Ave West Street End Park	30% of average parcel depth with 30' minimum and 60' maximum
Residential Low (north of CBD) south of Lake Ave West Street End Park	Average of the existing setback on adjacent properties with 15' minimum
Urban Mix Use and Residential Medium-High (CBD and south of CBD)	15% of average parcel depth with 25' minimum

Note: For Residential Low, average parcel depth is measured to west side of street providing access to the property

Proposed Regulations to Offset Increase in Shoreline Setback

- North of CBD - increase height from 25' to 30' if shoreline setback is met
- North of CBD - reduce front yard setback from 20' to 10' if shoreline setback is met
- North of CBD - delete existing north property setback requirement and have 2 options: side yard setback of 5' with 2 equaling 15' OR 5' on each side with upper modulation at least 15% less than 1st floor
- South of CBD - reduce front yard setback by 1 ft for each foot required shoreline setback is increased if shoreline setback is met
- South of CBD - delete north property setback requirement and replace with side yard setback of 5' with 2 equaling 15'

Non-Conforming Structure	What Improvements Can be Made
Interior Remodels	Yes
Additions Outside of the Required Setback	Yes
Additions Within of the Required Setback	Can add within the setback, provided no more than 10% of the existing structure and no closer to the shoreline than the existing structure. Requires offsetting restoration.
Replacement	Must meet required setback, except when property has limited buildable area (<3,000 square feet) outside of setback and buffers, in which case structure may be replaced in kind. Reduction options are available.
In case of damage by fire or other casualty	May be restored or replaced in kind

Addition to Nonconforming Structure

