

SUMMARY OF KIRKLAND'S KEY SHORELINE REGULATIONS

Shoreline Setback (for both rebuilt and new structures)

- **Single-family area north of CBD:** 30% of average parcel depth with 30' minimum and 60' maximum (area south of 4th Ave West St. End Park has setback requirement of the average setback of existing adjacent homes but no less than 15').
- **Multi-family and commercial areas:** 15% of average parcel depth but at least 25'.
- **Setback can be reduced** potentially down to 25' by implementing 1 or more measure from the setback reduction option list that improve the function of the shoreline.
- **Decks and patios** can go 10' into the required shoreline, but no closer than 25' and no wider than 50% of the width of the home. Must be pervious or open wood boards.
- **Walkway in setback** can be up to 8' in width and must be of pervious material.
- **Existing accessory structures** in setback (non-conforming) must be removed with replacement of home.
- **Ground floor additions** up to 10% of gross floor area of a non-conforming structure may be located in the shoreline setback, but no closer to the shoreline than existing structure. Mitigation is required.

Native Vegetation and Existing Trees in Shoreline Setback

- **Native vegetation along 75%** of frontage of property for new, redevelopment or major addition.
- **Single-family:** 10' deep of landscaping along the shoreline edge, but can vary down to 5' in depth, provided that 10' x 75% area is planted.
- **Multi-family:** same as above but 15' deep along shoreline edge.
- **Native vegetation standards:** 3 trees for every 100' linear feet, 60% shrubs and groundcover. Can propose alternative but must meet No Net Loss standard.
- **Removed trees** 24" in diameter or less must be replaced at a ratio of 1:1. Between 12"-24" in diameter also provide 80 sq ft of groundcover and shrubs. Greater than 24" in diameter, cannot be removed unless diseased or nuisance trees and approved by the City. If approved, then replacement at 2:1 ratio.

Pier/Docks

- **Adopted federal Corps of Engineers' regional permit standards** with certain deviations allowed if approved by Corps and state Department of Fish and Wildlife.
- **Single-family pier replacement:** can retain same size but cannot exceed 4 ft in width or 150' in length (additional length for shallow water depth and 6' in width beyond first 30' from shore may be approved).
- **Multi-family pier:** 4' width maximum for first 30' then can go to 6' in width, size and length based on need and minimum necessary, 1 slip per unit.
- **Major repairs** (more than 50% of decking AND 50% substructure) and **replacements** treated as a new structure: must meet new dimensional standards and grated decking.
- **Additions** must show need, have grated deck surface for first 30' of pier/dock and meet dimensional standards for new area.
- **Minor repair** (50% of deck OR 50% substructure) must have grated decking within first 30' of shore.
- **New piers** must provide native vegetation along shoreline.
- **Boat canopies:** 1 per single family, and 2 for multifamily or 10% of no. of units, whichever is greater.
- whichever is greater. Must be translucent. Boat garages not permitted.

Shoreline Stabilization (i.e., bulkheads)

- **Major repair** (50% of linear length of footing or toe/75% of middle or top) **or new bulkhead**: must provide needs assessment to show that structure is required to protect existing structure (exempt are homes within 10' of the shore) and not solely to protect land. If not shown, soft shoreline stabilization measures must be used.
- **New or enlarged bulkheads**: must install mitigation vegetation along shore edge and gravel/cobble beach fill waterward of ordinary high water mark.
- **New subdivision** cannot create need for bulkhead.

Public Pedestrian Access and Public View Corridor

- **Public pedestrian access**: provide to and along the shoreline in improved path, except for Residential L shoreline area (but must provide for subdivision of 5 or more lots) and except for single family use in other shoreline areas (but must be provided for subdivisions).
- **Public view**: provide across 30% of average parcel width along north or south property lines whichever provides best view from the adjacent public road for multifamily and commercial uses.

Other Code Amendments to Offset Shoreline Setback

- For Residential L area, **increase height** from 25' to 30.
- For Residential L area, **replaced north property line setback** with standard side yard setback of minimum of 5' but two yards equal 15' OR 5' each side with upper floors reduced by 15% of main floor.
- For Residential L area, **reduced front yard** from 10' to 5' and along east side easement road along 5th Ave West from 10' to 0'.
- For Residential M/H area, **replaced north property line setback** with standard side yard setback of minimum of 5' but two yards equal 15'.
- For Residential M/H area, **reduced front yard** by 1' for each foot shoreline setback is increased to meet new requirement.