

Chapter 6 Shoreline Buffers and Vegetation Conservation

6.1 Applicability

Shoreline buffers, as defined in Chapter 11, help protect people and property from natural hazards that are present on some shorelines. Shoreline buffers also protect shoreline habitat and water quality functions from the adverse effects of adjacent land use and development. All shoreline uses and developments shall comply with the buffer policies and regulations in this section.

6.2 General Shoreline Buffer and Vegetation Policies

1. Buffers should be established and maintained along all marine and freshwater shoreline waterbodies to:
 - a. Protect people and property from risks associated with flooding, bank erosion, channel migration, bluff recession, landslides, storm surges, sea level rise, tsunamis and other hazards;
 - b. Maintain feeder bluffs, which feed beaches and sustain nearshore habitats;
 - c. Allow rivers to migrate freely within floodplains and natural channel migration zones;
 - d. Preserve riparian vegetation, which is essential for maintaining the hydrologic integrity, habitat and water quality of adjacent shoreline water bodies.
2. To protect the ecological and aesthetic qualities of the shoreline environment and minimize adverse impacts associated with shoreline development, new shoreline uses and developments should be separated and set back from the edge of the shoreline waterbody. The area between the waterbody and the development should be retained in a well vegetated and mostly undisturbed condition.
3. A buffer zone of natural vegetation should be established and maintained along all shoreline waterbodies so that shorelines can erode and aggrade naturally without posing a risk to the adjacent structures and prompting the need for structural armoring.
4. Along rivers where there is a documented risk of channel migration, new development should not be allowed to occur within 150 feet of the ordinary high water mark.
5. Buffers composed of predominantly woody vegetation should be established and/or preserved along all shorelines to:
 - a. Protect the health and sustainability of the many fish and wildlife species that depend on the County's lakes, rivers, and marine waters for food, cover, breeding, resting, rearing, and other essential life functions.
 - b. Provide clean water for recreation, fishing, shellfish production, and other beneficial uses.
 - c. Protect people and property from hazards associated with floods, storm surges, landslides, erosion, migrating river channels, tsunamis, and other natural processes or events.

- d. Minimize the costs that the public would have to bear to protect properties in hazardous areas or to repair damages associated with floods and other hazards.
 - e. Maintain the aesthetic values that natural and scenic shorelines provide.
 - f. Ensure no net loss of shoreline ecological functions.
6. Shoreline buffers should be preserved in a predominantly natural and undisturbed state except that reasonable accommodation should be made for views, pedestrian access, and water-related use/development when it is otherwise consistent with this Program.
 7. Development proposals that involve extensive vegetation removal to create views or expansive lawns should not be allowed. Property owners should not assume that an unobstructed view of the water is guaranteed.
 8. The goals of preserving and restoring vegetation along shorelines should be balanced with the need to accommodate preferred shoreline uses and developments and provide views of the shoreline.
 9. New developments and uses should be designed to minimize tree removal and vegetation clearing. Existing trees and shrub cover should be preserved, and where feasible, restored, to provide wildlife habitat, maintain water quality, and ensure soil and slope stability.

6.3 Regulations – General Shoreline Buffer and Vegetation Requirements

1. The area bordering all shoreline waterbodies shall be designated as the shoreline buffer. New uses and developments shall be located landward of the shoreline buffers shown in Tables 6-1 and 6-2 unless this Program specifically allows the use/development to occur within the shoreline buffer (see Figures 6-2 through 6-6 for buffer scenarios for each designation—figures do not show all possible buffer scenarios).
2. To determine the standard shoreline buffer width, the Administrator shall evaluate each development proposal to determine if it qualifies as major new development or minor new development according to the following criteria:
 - a. Minor New Development: applies only to single-family development or low intensity, water-dependent recreational use/development on existing lots of record, unless the lots are part of a subdivision where specific development standards or buffers were required as part of the plat. Divisions of land creating new lots for residential or other developments are not considered minor development because they intensify development pressures along the shoreline. Minor new development must meet all of the following criteria:
 - b. The amount of total clearing/land disturbance within shoreline jurisdiction must be the lesser of fifteen percent (15%) of parcel area or twenty thousand (20,000) square feet, provided that a minimum of two thousand five hundred (2,500) square feet shall be allowed; and
 - c. The amount of impervious area (including structures) within shoreline jurisdiction must be the lesser of five percent (5%) of the total parcel area or six thousand five hundred (6,500) square feet, provided that a minimum of two thousand (2,000) square feet shall be allowed; and

- d. The cumulative footprint of all structures on the parcels must be less than four thousand (<4,000) square feet; and
 - e. The vegetation within the standard shoreline buffer must meet the cover and/or density standards in Section 6.3.4. If the buffer vegetation does not meet the cover and/or density thresholds established in Section 6.3.4 the applicant shall be required to enhance and improve the buffer by planting trees and/or shrubs to achieve the required plant density and cover. The number, spacing and species to be planted shall be adequate to create a functioning buffer similar to what would be found on a relatively undisturbed site. The vegetation shall be nurtured and maintained to preserve the cover and density characteristics and ensure continuation of a healthy and functioning buffer over time.
 - f. Major New Development: Any development that does not qualify as minor new development; any subdivision.
3. To determine the buffer width, the Administrator shall also evaluate each development site to determine if there are hazards present that warrant additional buffer widths to provide safety. Safety buffers shall be applied as follows:
- a. For parcels located along the Strait of Juan de Fuca marine bluffs, the safety buffer shown in Table 6-1 shall be added to the standard buffer and measured from the top of the bluff. All new development on the bluff shall be at least 50 feet landward of the top edge of the bluff. If the bluff is mapped as a feeder bluff or feeder bluff talus, the development shall be at least 100 feet landward of the top of the bluff. If the bluff is mapped as a feeder bluff exceptional the development shall be at least 150 feet landward of the top edge of the bluff. These widths shall apply regardless of the shoreline environment designation or the standard buffer. The Administrator can increase the width of the safety buffer if they have credible evidence that the annual rate of erosion exceeds 1 foot per year.
 - b. For parcels along rivers with a mapped channel migration zone the safety buffer shown in Table 6-2 shall be added to the outer (landward) edge of the standard buffer. All new development shall be located at least 150 feet landward of the channel migration zone if there is sufficient, buildable area to accommodate the development. If there is no mapped channel migration zone, no additional safety buffer shall apply.
4. The area within the shoreline buffer shall be maintained in a predominantly well vegetated and undisturbed condition defined as an average density of at least one hundred fifty (150) trees and/or shrubs per acre or fifty five percent (55 %) areal cover of trees and/or shrubs, whichever is greater. The vegetated areas shall comprise at least eighty percent (80%) of the buffer area. The remaining twenty percent (20%), or at least fifteen (15) linear feet of the water frontage, whichever is greater, may be retained as lawn for active use. Low growing species that preserve views of the shoreline shall be allowed. Native vegetation is preferred but non-native ornamental trees and shrubs may be allowed as long as they provide similar habitat functions to native trees and shrubs. Invasive or noxious weed species shall not count toward the density or cover thresholds
5. There shall be no grading or removal of trees or shrubs greater than three (3) inches in diameter within the shoreline buffer unless the grading or tree removal is required to accommodate an approved shoreline use/development and is otherwise specifically allowed by this Program. This requirement shall not pertain to hazard tree removal or to routine mowing.

6. The shoreline buffer on Lake Sutherland shall be 35 feet measured in all directions from the ordinary high water mark. Residences and other structures shall be located at least thirty-five (35) feet landward from the ordinary high water mark unless this Program specifically allows a lesser distance.
7. The shoreline buffer on the Dungeness River shall be equivalent to the width of the mapped channel migration zone, or at least one hundred fifty (150) feet landward from the ordinary high water mark, whichever is greater. Residences and other structures shall be located outside (landward of) the channel migration zone or at least one hundred fifty (150) feet landward of the ordinary high water mark unless this Program specifically allows a lesser distance. The edge of the channel migration zone shall be located in the field by scaling the distance off of available maps, provided that the Administrator shall require the edge of the migration zone to be field-located by a qualified professional if the mapped channel migration zone boundaries are not readily discernible in the field.
8. The shoreline buffers shown in Tables 6-1 and 6-2 shall apply to all parcels within shoreline jurisdiction provided that where there is a legally established, paved roadway present, the buffer will end on the waterward side of the road and will not extend to the areas landward of the road. Likewise, in an existing subdivision where there is legally established residence on a developed lot waterward of an undeveloped lot, the buffer shall not extend onto the undeveloped lot.

DRAFT

Table 6-1. Shoreline Buffer Widths (in feet) by Environment Designation - Marine Waterfront Parcels Only¹ (see Figures 6-2 through 6-6)

	Standard Buffer based Upon Type of Development and Lot Dimension (Measured from the ordinary high water mark of the shoreline waterbody)			Additional Buffer for Safety (Measured from the top of the marine bluff)		
	Minor New Development on existing lots with < 200 ft of depth from OHWM to rear lot line	Minor New Development on existing lots with ≥ 200 ft of depth from OHWM to rear lot line	Major New Development, including all Land Divisions	For proposed development located on a marine bluff that is not mapped as feeder bluff, feeder bluff talus, or feeder bluff talus	For proposed development located in an area mapped as feeder bluff or feeder bluff talus	For proposed development located in an area mapped as feeder bluff exceptional
Shoreline Environment Designation						
Marine Waterfront	50	75	100	Minimum distance from the top edge of the bluff – regardless of the standard buffer	Minimum distance from the top edge of the bluff – regardless of the standard buffer	Minimum distance from the top edge of the bluff – regardless of the standard buffer
Shoreline Residential - Intensive	50	75	100	No additional buffer beyond the standard buffer requirements shown to the left	No additional buffer beyond the standard buffer requirements shown to the left	No additional buffer beyond the standard buffer requirements shown to the left
Shoreline Residential - Conservancy	100	125	150	50	100	150
Resource Conservancy	150	150	150	50	100	150
Natural	175	175	175	50	100	150

¹ **Critical Area buffers:** Uses/development may also be subject to additional buffers due to presence of wetlands, Type F, Np and Ns streams, habitats for federally listed threatened or endangered species, or other critical areas as described in Chapter 7. These buffers would be measured from the edge of the critical area and not necessarily added to the shoreline buffers unless the critical area was adjacent to/contiguous with the shoreline waterbody.

Table 6-2. Shoreline Buffer Widths (in feet) by Environment Designation – River and Lake Waterfront Parcels Only^{1,2,3} (see Figures 6-2 through 6-6)

Shoreline Environment Designation	Standard Buffer based Upon Type of Development and Lot Dimension (Measured from the ordinary high water mark)		
	Minor New Development on existing lots with < 200 ft of depth from OHWM to rear lot line	Minor New Development on existing lots with ≥ 200 ft of depth from OHWM to rear lot line	Major New Development, including all Land Divisions
Shoreline Residential - Intensive	50	75	100
Shoreline Residential - Conservancy	100	125	150
Resource Conservancy	150	150	150
Natural	175	175	175
Additional Buffer For Safety for Development Located in an Area Mapped as Channel Migration Zone – Add the following width to the outermost (landward) edge of the standard buffer shown above (new development must be located landward of the channel migration zone if buildable area exists – see Section 3.8.2)			
Shoreline Residential - Intensive	100	75	50
Shoreline Residential - Conservancy	50	25	0
Resource Conservancy	NO additional buffer beyond the standard buffer requirements shown above		
Natural	NO additional buffer beyond the standard buffer requirements shown above		
¹ Dungeness River – New development shall be located landward of the mapped channel migration zone or at least 150 feet landward from Ordinary High Water Mark (OHWM), whichever is greater, regardless of the Shoreline Designation or lot size.			
² Lake Sutherland – New development shall be at least 35 feet landward of the OHWM regardless of lot size or Shoreline Designation			
³ Critical Area buffers: Uses/development may also be subject to additional buffers due to presence of wetlands, Type F, Np and Ns streams, habitats for federally listed threatened or endangered species, or other critical areas as described in Chapter 7. These buffers would be measured from the edge of the critical area and not necessarily added to the shoreline buffers unless the critical area was adjacent to/contiguous with the shoreline waterbody.			

9. In addition to adhering to the shoreline buffers shown in Tables 6-1 and 6-2, uses/development may also be subject to additional buffer requirements prescribed in Chapter 7 of this Program if other critical areas such as wetlands or habitat conservation areas are present on the property. When such critical areas are present, new uses and developments shall be located outside of any and all buffers unless this Program specifically allows the use/development to encroach into the buffer zone.
10. The shoreline buffer regulations in this section shall not apply to the following uses in accordance with WAC 173-26-241(3) (a) and (e):
 - a. Commercial forest practices when such activities are conducted according to the Washington State Forest Practices Act (RCW 76.09). When forest practices are associated with a conversion of forest lands to non-forestry uses, the buffer requirements shall apply.
 - b. Existing and ongoing agricultural activities occurring on agricultural lands. New agricultural activities proposed on land not currently in agricultural use must comply with the buffer regulations.

6.4 Regulations – Shoreline Buffer Averaging

1. The Administrator may approve, without a shoreline variance, a reduction in the shoreline buffer widths through buffer averaging. The averaging shall only be allowed when necessary to accommodate a single-family residential development or a water-dependent or water-related development in those limited instances when adherence to the standard buffer is infeasible or presents a substantial hardship because of site conditions, lot configuration or other circumstances. To ensure no net loss of buffer area, the buffer width may be reduced in one location and increased in another location to maintain the same overall buffer area. Residential subdivisions and non-water-dependent/non-water-related developments shall not be eligible for buffer averaging except through a shoreline variance. Proposals for buffer averaging shall not require a shoreline variance or compensatory mitigation if the following conditions are met:
 - a. Total area of buffer area remains the same and the buffer meets the stem density and/or percent cover targets defined in Section 6.3.4. The Administrator shall require planting or enhancement of the buffer to meet the stated density and/or cover targets if the existing vegetation conditions of the buffer do not meet the density and/or cover targets;
 - b. The reduced portion of the buffer cannot exceed forty percent (40 %) of the buffer length (water frontage) (in other words, in a one hundred [100] foot long segment of water frontage, the reduced buffer area could be up to forty [40] feet long);
 - c. The proposed development incorporates stormwater management best management practices to address drainage, runoff and other slope stability issues; and
 - d. The critical area requirements of Chapter 7 are met.
2. To maintain buffer functions, the maximum amount of buffer reduction allowed through buffer averaging shall be as follows:
 - a. The width of the reduced portion of the buffer shall be at least seventy-five percent (75%) as wide as the required buffer (in other words, if the required buffer width required in

- Table 6-1 or 6-2 is one hundred [100] feet wide, the reduced portion must be at least seventy-five [75] feet wide); or
- b. On the marine shoreline bluff– The width of the reduced portion of the buffer must be equivalent to the estimated annual rate of erosion times seventy-five (75) (plus any allowance for bank recession equal to largest documented landslide in the vicinity); or
3. Buffer Reduction Requiring a Variance: Shoreline use and development proposals that do not meet the shoreline buffer requirements identified in Section 6.3.1 and 6.3.2 shall require a shoreline variance in accordance with Chapter 10 of this Program.
 4. Prior to approving a proposal to reduce the buffer on a marine shoreline bluff to the limits allowed in this section, the Administrator shall require a report prepared by a licensed Engineering Geologist containing all of the following information:
 - a. Medium and long-term quantitative erosion rates and description of the methods used to quantify the erosion rate (past erosion rates over a minimum of 40 years or as far back as earliest available aerial photos, and a projection of future rates over the next several decades).
 - b. A drainage plan that shows that upland drainage (i.e., runoff) will be properly managed so as not to exacerbate slope instability.
 - c. Review of Washington Coastal Atlas and Washington Department of Natural Resources landslide hazard maps concerning stability of the site and land adjacent to the site.
 - d. Analysis of slope stability and mechanisms for slope failure in the vicinity, including discussion of types, likely instigating factors, and general sizes of past landslides in the area.
 - e. Evidence of landslide activity such as: a mid-slope bench or low bank in an area of high banks, a slight seaward bow in an otherwise straight shoreline, a seaward bow of the cobble/boulder beach lag, lateral elevation changes (uplift) on the beach or subtidal, tilted silt or peat beds exposed among beach gravels, benches on which the vegetation is of a uniform age, areas with jack-strawed trees, groups of trees with kinked trunks- particularly conifers, a bowl-shaped indentation in the bluff edge or hummocky topography on the bluff face.
 - f. Location of the intersection of the projected failure plane and the bluff top.
 - g. Angle of repose of the upper bluff and distance for bluff to "lay back" without threatening the residence.
 - h. Geologist's estimate of when the residence would be undermined (to include allowance for bank recession equal to largest documented landslide in the vicinity).
 5. Prior to approving a proposal to reduce the buffer on a freshwater shoreline with a mapped channel migration zone, the Administrator shall require a report prepared by an experienced geologist, hydrologist or licensed civil engineer with at least five (5) years experience with fluvial systems of the Pacific Northwest, that:
 - a. The parcel on which the development is proposed is effectively protected (disconnected) from channel movement due to the existence of permanent levees or infrastructure such

as roads and bridges constructed and maintained by public agencies; not all roads will be considered disconnection points; or

- b. There is minimal risk of channel migration during the next seventy-five (75) years as indicated by the existing channel type, intact land cover (and low likelihood of future alterations in land cover); stable surficial geology, with low soil erosion potential; lack of evidence of likely avulsion pathways (include area upstream of, but proximate to, the site); and low inundation frequency(ies). The assessment shall include review of all available data regarding historical channel locations at the site; identification of the site within a broader area.
6. Preexisting lots or land divisions regulated by Title 29, Clallam County Land Division Code, for which geotechnical plans were previously prepared may be considered to have already complied with the requirements of this section unless new information such as recent geologic activity warrants a new report to be required; provided that any new stormwater best management practices that were not previously included as a part of the geotechnical report shall be incorporated.

6.5 Regulations – Shoreline Buffer Clearing

1. When approving a new use/development, the Administrator may allow limited clearing, grading, thinning, and/or pruning in a shoreline buffer for the purposes outlined in this section (6.5). Such allowances shall not require compensatory mitigation provided that the amount and extent of buffer modification is the minimum necessary to accommodate the allowed use, the modification is located within pre-existing disturbed areas, areas with low habitat value or within the 'active use' area prescribed in Section 6.3.4 and all other requirements of the Program are met. This requirement is meant to ensure that impacts are avoided and minimized to the extent possible.
2. Clearing for Views or Access: The Administrator may allow limited and selective tree removal, pruning, and/or limbing in the buffer to create a view of the shoreline or accommodate access to the water when otherwise consistent with this Program and the following:
 - a. The location and size of the view corridor shall be clearly defined on the site plan.
 - b. Approval of selective vegetation clearing shall require preparation of a vegetation management plan prepared by a qualified arborist, forester or landscape architect when the vegetation clearing involves removal of trees greater than 3 inches in diameter and use of ground-disturbing equipment such that soils or topography are materially altered; and/or the buffer condition following selective clearing does not meet the stem density and/or percent cover targets defined in 6.3.4.
 - c. The vegetation management plan shall identify and describe the location and extent of the proposed tree removal, pruning, and limbing and shall include measures to mitigate the adverse impacts of vegetation removal, including but not limited to planting replacement trees or shrubs which do not diminish views but which provide beneficial functions such as stabilizing soils and providing shade, cover and/or food resources for wildlife. The species to be planted shall be adequate to create a functioning buffer similar to what would be found on a relatively undisturbed site. Trees shall be replaced at a ratio of 3 to 1 (planted:removed).

- d. For properties within designated landslide or erosion hazard areas, the Administrator may require review of the vegetation management plan by an engineering geologist or geotechnical engineer to ensure that the proposed removal, pruning, and/or limbing will not cause or exacerbate hazards associated with soil or slope instability.
 - e. For properties in or adjacent to wetlands or other sensitive habitats, the Administrator may require review of the vegetation management plan by a qualified biologist to ensure that the proposed removal, pruning, and/or limbing will not cause significant harm to species or habitats.
 - f. A vegetation management plan is not required if the clearing can be accomplished using the pruning/limbing using the preferred techniques shown in Figure 5-1 and without removing trees greater than three (3) inches in diameter; no ground-disturbing equipment is required; soils or topography are not materially altered; and the buffer condition following selective pruning/limbing conforms to the stem density and/or percent cover targets defined in Section 6.3.4.
3. **Hazard Tree Removal:** Removal of a hazard tree may be allowed in the buffer when trimming is not sufficient to address the hazard. Where the hazard is not immediately apparent to the Administrator, the hazard tree determination shall be made after Administrator review of a report prepared by a qualified arborist or forester.
 4. **Invasive Species Management:** Removing invasive, non-native shoreline vegetation listed on the Clallam County Noxious Weed List may be allowed in the buffer when otherwise consistent with this Program. The disturbed areas must be promptly revegetated using species native to western Washington. If the area of invasive removal exceeds 0.25 acre, the Administrator shall require a vegetation management plan prepared by a qualified ecologist, forester, arborist, or landscape architect. The vegetation management plan shall identify and describe the location and extent of vegetation management. The vegetation management plan shall describe the means of invasive species control. Use of herbicides within buffer areas, shall be limited to 'fish and wildlife friendly' herbicides approved by the Washington State Department of Fish and Wildlife; any proposed herbicide use must be detailed in a vegetation management plan. For properties within designated landslide or erosion hazard areas, the Administrator may require review of the vegetation management plan by an engineering geologist or geotechnical engineer to ensure that the vegetation management will not cause or exacerbate hazards associated with soil or slope instability. The location and size of the invasive species management area shall be clearly defined on the site plan.
 5. **Private Pathways:** Private pathways which provide pedestrian access to the shoreline may be allowed within the shoreline buffer provided they are constructed of pervious material, are less than or equal to six (6) feet wide, and follow a route that minimizes erosion and gullyng (e.g., a winding but direct path). Pathways may include a maximum of one private picnic/view platform, patio or landing within each lot; the picnic/view platform, patio or landing shall be a maximum of 100 square feet in size and may be covered by a roof structure no more than 10 feet in height above the floor elevation of the structure. Pathways shall be located within view corridors and/or the active use zone, as indicated in Section 6.3.4, to the maximum extent practicable in order to minimize buffer disturbance. For properties within designated landslide or erosion hazard areas, the Administrator may require review by an engineering geologist or geotechnical engineer to ensure that the pathway will not cause or exacerbate hazards associated with soil or slope instability.

6.6 Regulations – Developments Allowed in the Buffer

1. The Administrator may allow limited clearing, grading, thinning, and/or pruning and limited development of structures in a shoreline buffer to accommodate boat launches, docks, piers, and floats accessory to an approved single-family residential development when they are consistent with the policies and regulations in this Program. The Administrator also may allow limited clearing, grading, thinning, and/or pruning and limited development of structures in a shoreline buffer to accommodate other water-dependent and water-related shoreline uses or modifications in Sections 3.2 (Aquaculture), 3.3 (Commercial and Industrial Development), 3.5 (Mining), 3.7 (Recreation), 3.9 (Restoration), 4.2 (Boating Facilities and Moorage), 4.3 (Dredging), 4.4 (Flood Control Structures), 4.5 (In-stream and In-water Structures), and 4.6 (Shoreline Stabilization), that meet all of the requirements of this Program. Such uses/modifications require a location in, on or immediately adjacent to the water but may have adverse impacts on shoreline functions and processes. The Administrator may allow such uses so long as compensatory mitigation is provided to offset adverse impacts and achieve no net loss in accordance with the applicable provisions of Section 8.3. Compensatory mitigation shall be required for all of the following:
 - a. Pedestrian beach access structures that are accessory to an approved single-family residential development when they are consistent with the policies and regulations specified in Section 4.1.
 - b. Public trails and public access improvements when they are consistent with the policies and regulations in Sections 3.7 and 4.1.
 - c. Certain utilities and essential public facilities that meet the definition of water-dependent or water-related when they are consistent with the policies and regulations specified in Section 3.12.
 - d. Any other water-dependent or water-related use/modification that has significant unavoidable adverse impacts on shoreline functions or processes.

6.7 Regulations – Common Line Setback

1. Common Line Setback: To ensure that new single-family residential developments within the Shoreline Residential – Intensive and Marine Waterfront designations have views of the shoreline that are similar, but not necessarily equivalent, to adjacent residences, the following regulations shall apply, as shown in Figures 6-6a and 6-6b:
 - a. For a new residence on a vacant lot with legally established residences within fifty (50) feet of the proposed structure on each side, the proposed residence shall be set back from the ordinary high water mark of the shoreline to a common line drawn between the nearest corners of each adjacent residence.
 - b. For a new residence on a vacant lot with a legally established residence within fifty (50) feet on one side of the proposed structure, the proposed residence shall be set back from the ordinary high water mark of the shoreline to a line drawn between the nearest corner of the existing adjacent residence and the nearest applicable setback for the adjacent vacant parcel.
 - c. Where there are two adjacent residences on a shoreline which forms a cove or peninsula, the setback line shall be determined by averaging the setback lines of the two adjacent

residences or the buffer and setback specified elsewhere in this Program, whichever is greater.

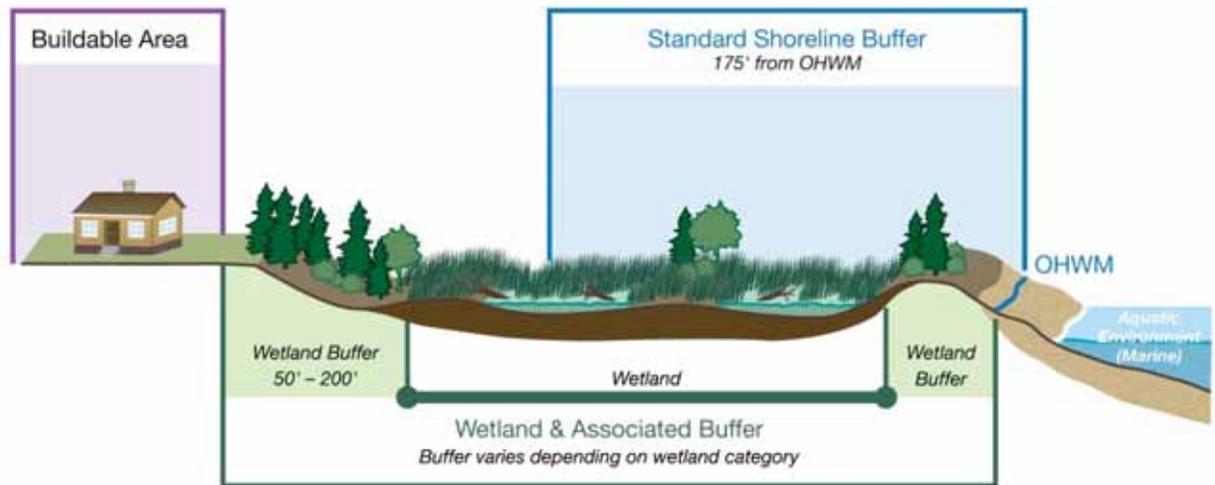
2. Parcels located in mapped channel migration zones or landslide hazard areas shall not be eligible for the common line buffer option. The common line setback option shall not be used to deviate from any wetland buffers required by this Program.

DRAFT

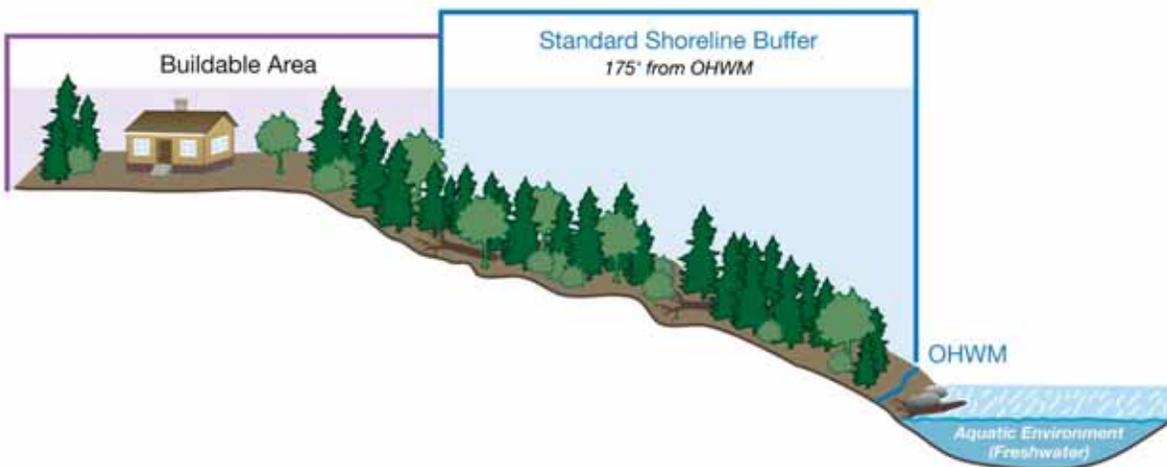
Figure 6-1. Buffer widths for the Natural Designation

Natural BUFFERS

Marine Shorelines



Freshwater Shorelines



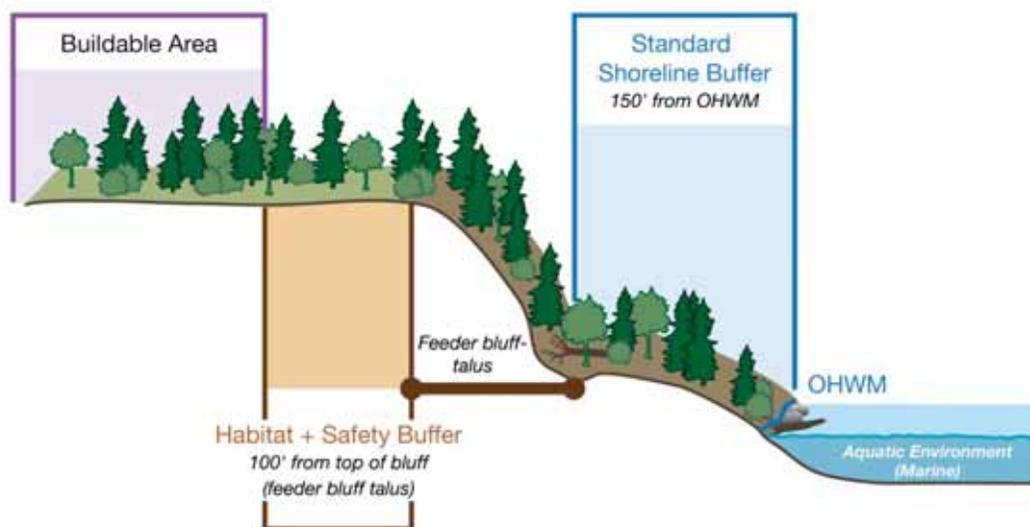
Additional requirements may apply in addition to those shown in Figure. Refer to Table 2-1 and 2-2 for which uses are allowed, prohibited or conditional. Refer to Chapters 3 and 4 for additional regulations pertaining to specific uses, developments and modifications. Uses/development may also be subject to additional buffers due to presence of wetlands, small streams, habitats for federally-listed threatened or endangered species, landslide hazard areas, erosion hazard areas or other features. Refer to Chapter 7 for additional information.

Figure 6-2. Buffer widths for the Resource Conservancy designation

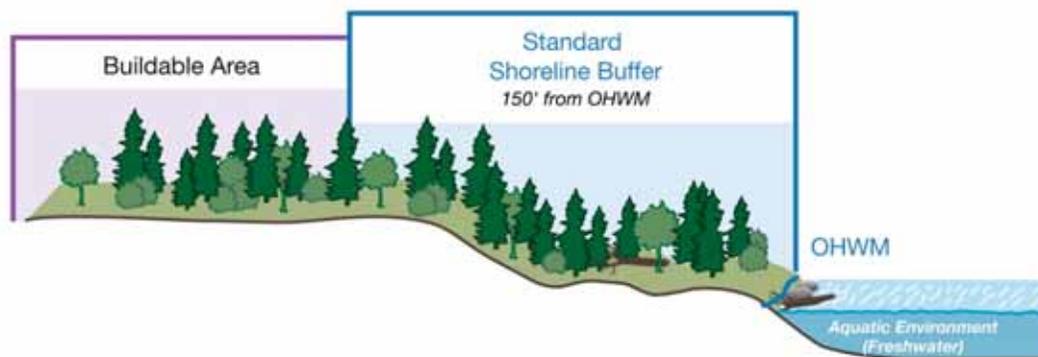
Resource Conservancy

BUFFERS

Marine Shorelines



Freshwater Shorelines



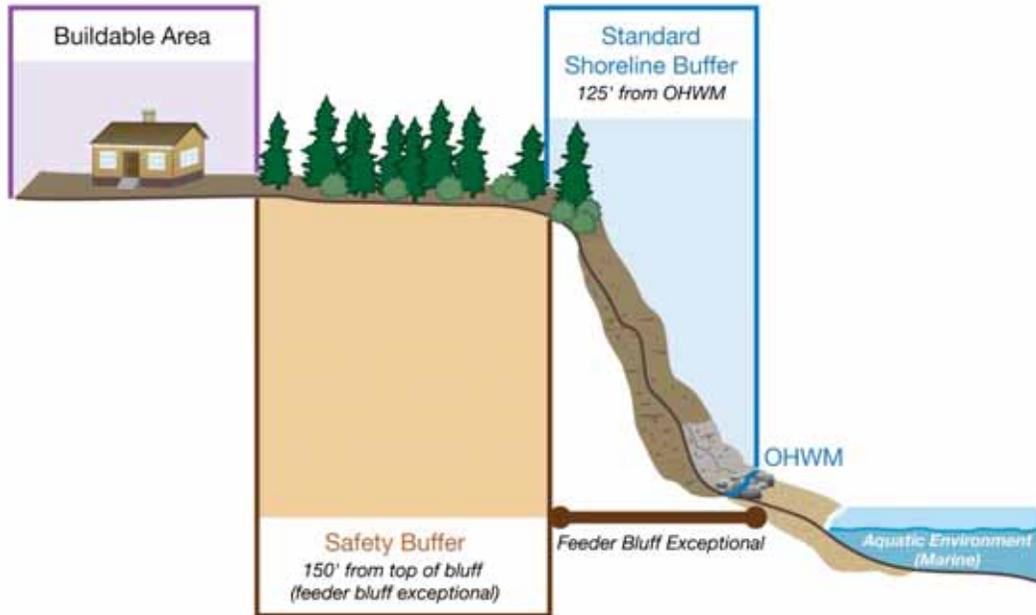
Additional requirements may apply in addition to those shown in Figure. Refer to Table 2-1 and 2-2 for which uses are allowed, prohibited or conditional. Refer to Chapters 3 and 4 for additional regulations pertaining to specific uses, developments and modifications. Uses/development may also be subject to additional buffers due to presence of wetlands, small streams, habitats for federally-listed threatened or endangered species, landslide hazard areas, erosion hazard areas or other features. Refer to Chapter 7 for additional information.

Figure 6-3. Buffer widths for the Shoreline Residential - Conservancy designation

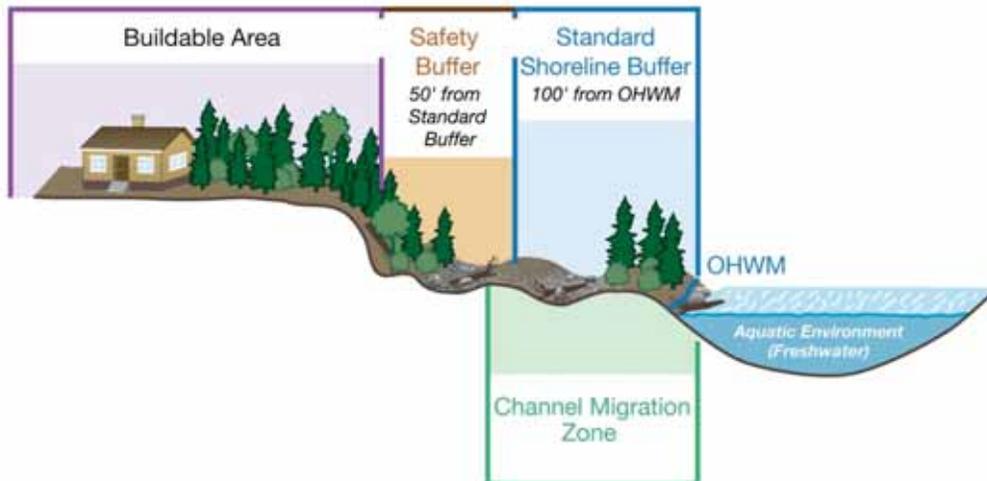
Shoreline Residential – Conservancy

BUFFERS

Marine Shorelines – Lots \geq 200 Feet Deep



Freshwater Shorelines Lots < 200 Feet Deep



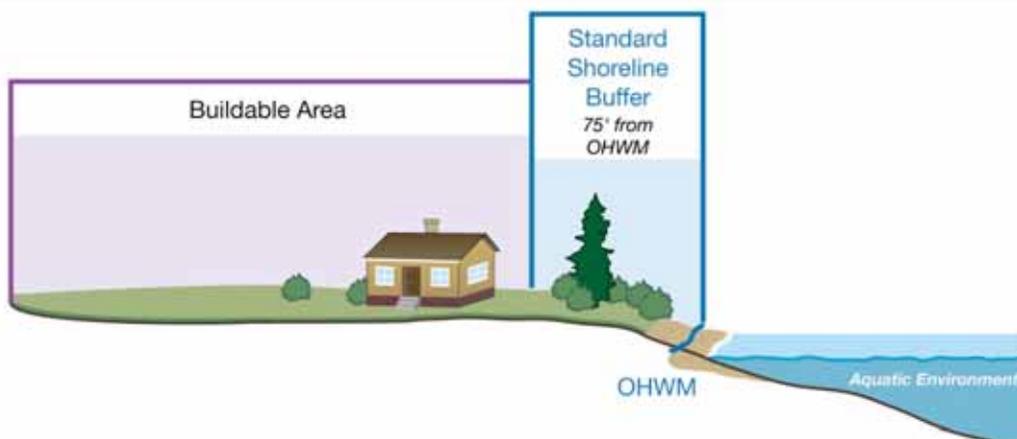
Additional requirements may apply in addition to those shown in Figure. Refer to Table 2-1 and 2-2 for which uses are allowed, prohibited or conditional. Refer to Chapters 3 and 4 for additional regulations pertaining to specific uses, developments and modifications. Uses/development may also be subject to additional buffers due to presence of wetlands, small streams, habitats for federally-listed threatened or endangered species, landslide hazard areas, erosion hazard areas or other features. Refer to Chapter 7 for additional information.

Figure 6-4. Buffer widths for the Shoreline Residential - Intensive designation

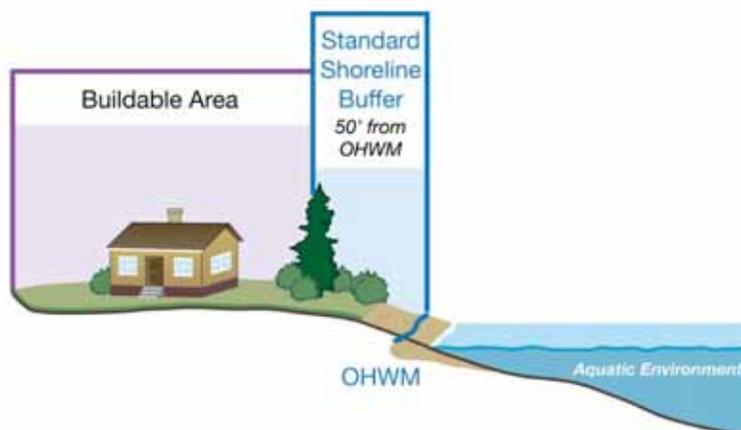
Shoreline Residential — Intensive

BUFFERS

Marine and Freshwater Shorelines — Lots > 200 Feet Deep



Marine and Freshwater Shorelines — Lots ≤ 200 Feet Deep



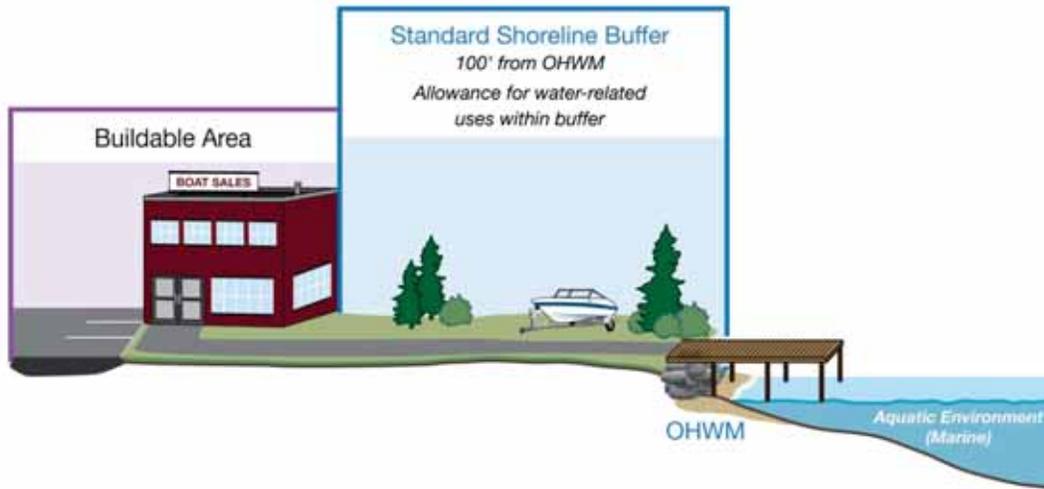
Additional requirements may apply in addition to those shown in Figure. Refer to Table 2-1 and 2-2 for which uses are allowed, prohibited or conditional. Refer to Chapters 3 and 4 for additional regulations pertaining to specific uses, developments and modifications. Uses/development may also be subject to additional buffers due to presence of wetlands, small streams, habitats for federally-listed threatened or endangered species, landslide hazard areas, erosion hazard areas or other features. Refer to Chapter 7 for additional information.

Figure 6-5. Buffer widths for the Marine Waterfront designation

Marine Waterfront

BUFFERS

Marine Shorelines - Major New Development



Additional requirements may apply in addition to those shown in Figure. Refer to Table 2-1 and 2-2 for which uses are allowed, prohibited or conditional. Refer to Chapters 3 and 4 for additional regulations pertaining to specific uses, developments and modifications. Uses/development may also be subject to additional buffers due to presence of wetlands, small streams, habitats for federally-listed threatened or endangered species, landslide hazard areas, erosion hazard areas or other features. Refer to Chapter 7 for additional information.

Figures 6-6 a and b. Common Line setbacks within shoreline jurisdiction.

Figure 6-6a

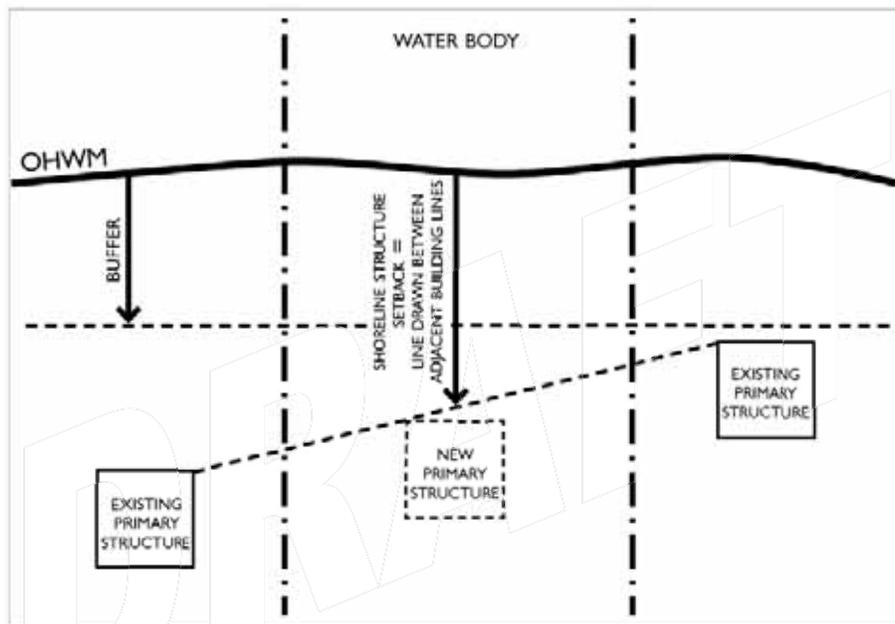


Figure 6-6b

