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Chapter 2 Shoreline Environment Designations

Note to Users: Each segment of the shoreline has an “environment designation” that reflects its existing land use pattern, zoning, ecological condition, the types of health and safety hazards that are present (flooding, landslides, for example), geology, and other characteristics. The environment designations, which are depicted on maps attached to this document, provide a framework for tailoring shoreline policies and regulations to different shoreline segments based on their characteristics. This chapter explains the designations including the criteria for determining where each environment designation is applied and the overall management policies of each designation.

2.1 Basis of the Designations

1. Each parcel of land within the jurisdiction of this Program shall have one or more of the following shoreline environment designations, depending on the configuration and location of the parcel:
 - a. Aquatic
 - b. Natural
 - c. Resource Conservancy
 - d. Shoreline Residential – Conservancy
 - e. Shoreline Residential – Intensive
 - f. Marine Waterfront
2. A shoreline environment designation has been assigned to each segment of the shoreline in accordance with the purposes and policies of WAC 173-26-211(5) and WAC 173-26-211(4)(c).
3. The designations were assigned based upon an analysis of the following:
 - a. The ecological functions and processes that characterize the shoreline, the nature and type of hazards that are present, and the extent to which the shoreline functions and processes have been altered, as described in the March 2012 Shoreline Inventory and Characterization Report; and
 - b. Existing development patterns as evidence by lot size, current land use, and current zoning designation; and
 - c. Planned land use as indicated in the County’s Comprehensive Plan.

2.2 Shoreline Environment Designation Map

1. The shoreline environment designations are depicted on a map attached to this Program (Exhibit A) and available through the County’s website (<http://www.clallam.net>) or at the County Community Development Department.
2. The map shows the designation(s) assigned to each shoreline segment.

3. The lateral extents of shoreline jurisdictional limits shown on the Exhibit A map are approximate. The full lateral extent of shoreline jurisdictional limits shall be determined consistent with Section 1.5 of this Program. The designations assigned to each shoreline segment shall apply throughout the full jurisdictional limits, as determined on a case-by-case basis at the time shoreline development is proposed.
4. The breaks between each designation can be determined using coordinates contained in the Geographic Information Systems database maintained by the County Community Development Department. In the event of a disagreement as to the exact location of a shoreline environment designation break shown on the map, the Administrator shall interpret the maps using the following guidelines:
 - a. Boundaries indicated as approximately following lot, tract, or section lines shall be so construed.
 - b. Boundaries indicated as approximately following roads, improved trails, or railways shall be respectively construed to follow their centerlines.
5. Changes to the shoreline environment designations assigned to each shoreline segment can only be approved through a Shoreline Master Program amendment. Any Master Program amendment shall be subject to the requirements of WAC 173-26-100 and shall require approval by the Washington Department of Ecology. This shall not limit remapping or other prudent efforts by the Administrator to improve depiction of the lateral extent of shoreline jurisdiction based on new information or significant shoreline movement.
6. Any shoreline segment within shoreline jurisdiction that is not mapped and/or not designated shall be designated Shoreline Residential – Conservancy or Resource Conservancy, determined by the Administrator consistent with designation criteria of this Program, until the area is redesignated through a Master Program amendment. This provision shall only apply to unmapped and/or undesignated shoreline segments.

2.3 Aquatic Designation (A)

1. **Criteria:** The Aquatic designation is assigned to all shoreline waters waterward of the ordinary high water mark together with their underlying lands and their water column (Figure 2-1).
2. **Purpose:** The purpose of the Aquatic designation is to protect and restore the quality and health of marine and fresh waters and the species that depend upon them, while allowing for limited modification for water dependent uses and public access when located in appropriate areas and developed to avoid a net loss of shoreline functions.
3. **Policies:** The Aquatic environment should be managed consistent with the following policies:
 - a. New structures should be allowed in- or over-water only when necessary for approved water-dependent uses, public access, or ecological restoration.
 - b. The size of new in-/over-water structures should be limited to the minimum necessary to support the structure's intended use.
 - c. To reduce the impacts on shoreline functions and processes, new in-/ over-water structures should serve more than one approved use where feasible.

- d. New in-/over water structures should be located and designed to minimize interference with surface navigation and to allow for the safe, unobstructed movement of fish and wildlife species that depend on the waters for migration, rearing or spawning.
- e. New in-/over water structures should be located and designed to minimize impacts on water quality, sediment delivery and transport, productivity of aquatic vegetation, and shellfish productivity.
- f. In- or over-water uses that adversely impact the functions of critical saltwater and freshwater habitats should not be allowed unless their impacts are mitigated according to the sequence described in subsection 4.4.3 as necessary to assure no net loss of ecological functions.

Figure 2-1. Juxtaposition of the Aquatic and upland (shoreland) designations on a typical waterfront parcel (the location of the OHWM needs to be determined in the field)



2.4 Natural Designation (N)

1. Criteria: The Natural designation is applied to public and privately owned lands that are not zoned for Commercial Forestry (CF, CFM5, CFM 20) pursuant to RCW 36.70A.170 according to the Clallam County Comprehensive Plan Land use and Zoning Maps. These lands are generally undevelopable because of their ecological characteristics and/or their hazardous conditions. Figure 3-2 shows sample photographs representing typical river and marine shorelines that are designated Natural. These areas are described in the March 2012 Shoreline Inventory and Characterization Report as also having one or more of the following characteristics:
 - a. Densely forested (closed-canopy) riparian and/or floodplain habitat extending throughout the shoreline environment; or
 - b. Shorelines and adjacent upland areas are largely free of development and modification; existing residential development, if any, is scattered at densities generally lower than one dwelling unit per 20 acres; or
 - c. Mostly undeveloped and unaltered estuarine wetland or marine spit habitat; or
 - d. Mostly encumbered by erosion and/or landslide hazards, including areas of feeder bluff and channel migration; or
 - e. High priority river restoration areas, limited to:
 - i. Areas of the Elwha River downstream of State Highway 112 (The Strait of Juan De Fuca Highway) being managed as part of the Elwha River restoration project; and
 - ii. Lands of the lower Dungeness River, below River Mile 2.75, that are being actively restored as part of County-approved and/or managed restoration project.
2. Exempt Shorelines that would be Designated Natural: The County contains many miles of lake, river and ocean shorelines located along Lake Ozette, Lake Crescent, the upper reaches of numerous rivers, and Shorelands along the Pacific Ocean that meet the criteria of shorelines of the state, but are not subject to this Program due to location within Olympic National Park (RCW 37.08.210). All shorelines within Olympic National Park are largely ecologically intact and protected as natural systems with minimal human alteration.
3. Purpose: The purpose of the Natural designation is to maintain shorelines that are mostly undisturbed and undeveloped in a relatively undisturbed and undeveloped condition. These shorelines perform important ecological functions and processes that could be lost if development were to occur.
4. Management Policies: The Natural environment should be managed consistent with the following policies:
 - a. Commercial, industrial, mixed use, multi-family residential and other types of intensive development should be prohibited within the Natural environment.
 - b. New single-family residences and low intensity recreational uses should be allowed in the Natural environment only through a conditional use permit to ensure that adequate measures are taken to maintain the ecological functions and protect the undisturbed character of the shoreline.

- c. Maintenance of public roads and infrastructure should be allowed while minimizing and mitigating impacts to shoreline ecological functions.
- d. New structural shoreline armoring should be prohibited.
- e. Creation of new lots located within the Natural environment should be allowed only through a conditional use permit to ensure that adequate measures are taken to maintain the ecological functions and protect the undisturbed character of the shoreline.

2.5 Resource Conservancy Designation (ReC)

1. **Criteria:** The Resource Conservancy designation is applied to public and privately owned lands managed primarily for timber production, habitat conservation, wilderness and/or outdoor recreational use. These shorelines are zoned for Commercial Forestry (CF, CFM5, CFM 20) or border Commercial Forest-zoned lands according to the Clallam County Comprehensive Plan Land use and Zoning Maps. Figure 3-2 shows sample photographs representing typical river and marine shorelines that are designated Resource Conservancy. These shorelines are described in the March 2012 Shoreline Inventory and Characterization Report as also having one or more of the following characteristics:
 - a. Dispersed, scattered and/or relatively isolated residential or recreational developments, according to the March 2012 Shoreline Inventory and Characterization Report; or
 - b. High percentages of closed-canopy forest and minimal constraints to overbank flood and/or channel migration. Forest fragmentation or conversion of forest cover to other land cover types is minimal.
2. **Purpose:** The purpose of the Resource Conservancy designation is to maintain resource lands in a predominantly forested condition for sustained timber production, habitat conservation, wilderness and/or outdoor recreational use.
3. **Management Policies:** The Resource Conservancy environment should be managed consistent with the following policies:
 - a. Riparian forest cover should be protected and maintained through effective use of Forest Practices Act harvest rules, shoreline buffer standards, and voluntary conservation practices.
 - b. New development, including single family residential development, should be located outside of mapped floodplains and channel migration zones.
 - c. If forest lands are converted to another use, there should not be significant adverse impacts to shoreline functions or processes.
 - d. Land uses incompatible with timber harvest and management should be discouraged or prohibited.
 - e. New structural shoreline armoring should be prohibited.
 - f. Maintenance of public roads and infrastructure should be allowed while minimizing and mitigating impacts to shoreline ecological functions.

- g. Creation of new lots within the Resource Conservancy environment should be allowed only through a conditional use permit to ensure that adequate measures are taken to maintain the ecological functions and protect the undisturbed character of the shoreline.

2.6 Shoreline Residential – Conservancy Designation (SRC)

1. Criteria: The Shoreline Residential – Conservancy designation is applied to rural shorelines and some unincorporated Urban Growth Area shorelines. These shorelines support a mixture of existing residential uses with densities generally greater than one unit per acre and less than 20 units per acre, including some platted lands with moderate potential for future development because of zoning, lot size, and location relative to infrastructure and amenities. Figure 3-2 shows sample photographs representing typical river and marine shorelines that are designated Shoreline Residential – Conservancy. These shorelines are described in the March 2012 Inventory and Characterization Report as also having one or more of the following characteristics:
 - a. Large patches of dense or contiguous riparian forest, presence of priority habitats or species, and/or extensive wetlands; or
 - b. Minimal shoreline modifications, including a general absence of levees, hardened stream banks, or other structural shoreline armoring; or
 - c. Partially encumbered by landslide, flooding, or channel migration hazards but with sufficient developable area outside of the mapped hazard zone to support rural residential uses; or
 - d. Less intensively developed with respect to existing shoreline setback width, shoreline hardening and/or other alteration, and/or riparian clearing compared to Freshwater Rural High Intensity shorelines; or
 - e. Public or private commercial forest-zoned (CF or CFM) parcels that are adjacent to, or surrounded by, non-commercial forest zoned-parcels which meet criteria 1a through 1d above; or
 - f. Public lands providing moderate levels of existing shoreline access where occurring adjacent to rural lands which meet criteria 1a through 1e above.
2. Purpose: The purpose of the Shoreline Residential – Conservancy designation is to protect marine and freshwater shorelines that have large patches of continuous forest cover and/or minimal evidence of ecological degradation, while allowing low-intensity rural uses that do not cause a net loss of shoreline functions.
3. Management Policies: The Shoreline Residential – Conservancy environment should be managed consistent with the following policies:
 - a. Uses should be limited to those which sustain the shoreline area's physical and biological resources.
 - b. Intensive or high-density development in these areas could lead to a loss of ecological functions and should be discouraged or prohibited.
 - c. Residential development should follow prescribed lot coverage, buffer, vegetation conservation, critical area, and water quality standards to ensure no net loss of shoreline

ecological functions and preserve the existing character of the shoreline consistent with the purpose of the environment.

- d. Shoreline Residential – Conservancy shorelines may be suitable for trails, viewpoints, non-motorized watercraft launches, or other types of low-impact public access and water-oriented recreational development as long as such uses are sited to minimize impacts on shoreline functions or private property rights.
- e. Construction of new structural shoreline stabilization and flood control structures should only be allowed where there is a documented need to protect an existing structure or where restoration of ecological functions is the primary purpose. New development should be designed and located to preclude the need for new structural shoreline stabilization and flood control structures.

2.7 Shoreline Residential – Intensive Designation (SRI)

1. Criteria: The Shoreline Residential – Intensive designation is applied to shorelines that are characterized as having moderate- to high-density shoreline residential use, including urban growth areas and areas designated as limited areas of more intensive rural development (LAMIRDs). Figure 3-2 shows sample photographs representing typical lake, river and marine shorelines that are designated Shoreline Residential – Intensive. These shorelines are described in the March 2012 Inventory and Characterization Report as also having one or more of the following characteristics:
 - a. Moderately to mostly developed with existing residential use occurring on relatively small rural residential lots, or with recreational and transportation uses; or
 - b. Native forest cover has been cleared or is highly fragmented with areas of minimal or no native riparian vegetation; or
 - c. Shoreline is partially or entirely armored with structural armoring such as bulkheads because of exposure to strong wind and wave action.
2. Purpose: The purpose of the Shoreline Residential – Intensive designation is to accommodate moderate- to high-density shoreline residential development in areas that are zoned and platted for these uses, while ensuring infill and new development occur in a manner that minimizes adverse impacts on shoreline functions.
3. Management Policies: The Shoreline Residential – Intensive environment should be managed consistent with the following policies:
 - a. Standards for lot coverage, buffers, vegetation conservation, critical areas, and water quality standards should be set to ensure minimization of adverse impacts and to achieve no net loss of shoreline ecological functions.
 - b. Where applicable, property owners should be made aware that flooding and channel migration risks may be present even where there are levees or other flood protection structures.
 - c. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.

- d. These areas should generally not be high priorities for new public access because of the potential for conflicts with existing residential uses.

2.8 Marine Waterfront Designation (MWf)

1. **Criteria:** The Marine Waterfront designation is applied to shorelines that are within or bordering Urban Growth Areas and characterized as moderately to mostly developed with existing intensive, water-oriented commercial or recreational uses or transportation uses. Figure 3-2 shows a sample photograph representing a typical marine shoreline that is designated Marine Waterfront. These areas are described in the March 2012 Inventory and Characterization Report as also having the following characteristics:
 - a. Native forest cover has been cleared or is highly fragmented with minimal or no native riparian vegetation; or
 - b. Shoreline is modified with overwater and in-water structures, including breakwaters, piers, and/or marinas, supporting water-oriented uses; or
 - c. Shoreline is partially or entirely armored with structural armoring such as bulkheads.
2. **Purpose:** The purpose of the Marine Waterfront designation is to accommodate high-intensity water-oriented commercial, recreational and transportation uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.
3. **Management Policies:** The Marine Waterfront environment should be managed consistent with the following policies:
 - a. Standards for lot coverage, buffers, vegetation conservation, critical areas, and water quality standards should be set to ensure minimization of adverse impacts and to achieve no net loss of shoreline ecological functions.
 - b. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.
 - c. Where feasible, proposals for new development should include environmental cleanup and / or restoration of past shoreline damage or degradation.
 - d. Where feasible, proposals for new development should provide visual and physical public access to the water.

Figure 2-2. Typical Examples of Shoreline Environment Designations on lakes, rivers and marine shores in Clallam County



Shoreline Residential - Conservancy
(Sequim Bay)



Shoreline Residential - Conservancy
(3 Crabs)



Resource Conservancy (Hoko River)



Natural (Elwha River)



Shoreline Residential - Intensive (Lake
Sutherland)



Shoreline Residential - Conservancy
(Dungeness River)



Resource Conservancy (Pillar Pt.)



Natural (Dungeness Bay)



Shoreline Residential - Intensive (Vista Drive, Hoko River)



Marine Waterfront (Clallam Bay)



Resource Conservancy (Calawah & Bogachiel Confluence)



Shoreline Residential - Conservancy (Bogachiel & Solduc Confluence into the Quillayute)

2.9 Allowed Uses and Buffer Standards in Each Shoreline Environment Designation

Each shoreline environment designation shall be managed in accordance with its designated purpose as described in this section. Table 2-1 shows the permitted uses, conditional uses, and prohibited uses for each environment designation specific to residential uses and developments and common associated uses and developments. Table 2-2 shows the permitted uses, conditional uses, and prohibited uses for each environment designation for all non-residential uses and developments. Additional requirements governing each use are described in Chapter 3 of this Program. The permit criteria (for exempt shoreline uses, substantial development, conditional uses, and prohibited uses) and administrative standards are described in Chapter 5.

Table 2-3 shows the shoreline habitat buffer and safety buffer dimensional standards for each environment designation. Additional requirements for buffers, including use allowances and critical area buffers, are described in Chapter 4 (sections 4.2 and 4.3) of this Program.

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Table 2-1. Residential Development: Permitted Uses, Conditional Uses, and Prohibited Uses for Each Shoreline Environment Designation

Use/Development/Modification	Aquatic ¹	Marine Waterfront	Shoreline Residential - Intensive	Shoreline Residential - Conservancy	Resource Conservancy	Natural
¹ The requirements for the Aquatic designation shall be linked to the adjacent Shoreland designation. Thus if the use/development is prohibited in the Shoreland area it shall be prohibited in the Aquatic area.						
P = Permitted, if it complies with the standards in Chapter 3 and Chapter 4 (via a Shoreline Substantial Development Permit or a Statement of Exemption if it is exempt per RCW 90.58.030(3)(e)); X = Prohibited; C = Conditional Use						
Residential Use/Development:						
Single-family	N/A	P	P	P	C	C
Overwater Residences	X	X	X	X	X	X
Floating Homes	X	X	X	X	X	X
Multi-family	N/A	C	C	X	X	X
Subdivision	N/A	P ²	P ²	P ²	P ²	P ²
Modifications Accessory to Residential Development						
Shoreline stabilization: (see also 3.18.3, 3.18.4 and 3.18.5)						
Structural shoreline stabilization	P/C/X	P	C	C	C	X
Bioengineered shoreline stabilization	C/P	P	P	P	P	C
Private beach access structures (see also 3.13.3.3)	C/P/X	P	P	C	C	X
Mooring buoys	P/C	P	P	P	P	C
Private float plane moorage	C	C	C	C	X	X
Docks, piers, floats, lifts (residential)	P/C/X	P	P	P	C	X
Clearing, grading and filling	N/A	See Chapter 4, Section 4.5 of this Program				
² subject to requirements in Section 3.8.4; ³ subject to minimum lot frontage – see Section 3.8.4						

Table 2-2. Non-Residential Uses: Permitted Uses, Conditional Uses, and Prohibited Uses for Each Shoreline Environment Designation

¹ The requirements for the Aquatic designation shall be linked to the adjacent Shoreland designation. Thus if the use/development is prohibited in the Shoreland area it shall be prohibited in the Aquatic area.						
Use/Development/Modification	Aquatic ¹	Marine Waterfront	Shoreline Residential - Intensive	Shoreline Residential - Conservancy	Resource Conservancy	Natural
P = Permitted, if it complies with the standards in Chapter 3 and Chapter 4 (via a Shoreline Substantial Development Permit or a Statement of Exemption if it is exempt per RCW 90.58.030(3)(e)); X = Prohibited; C = Conditional Use						
Agriculture	N/A	X	X	P	P	X
Aquaculture:						
Aquaculture activities other than geoducks or finfish	P	P	P	P	P	C
Geoduck	C	C	C	C	C	C
Net pens/Finfish	C	X	C	C	C	X
Land based aquaculture	N/A	P	C	C	P	X
Beach access structures - Public	P/C/X	P	P	P	C	X
Boating facilities:						
Public boat launches	P/C/X	P	P	C	C	C
Docks, piers, floats, lifts – non-residential	P/C/X	P	P	C	C	C
Float plane moorage	C/X	P	C	C	X	X
Marinas	P/C/X	P	P	C	X	X
Mooring buoys	P/C	P	P	P	P	C
Clearing, grading and filling	N/A	see Chapter 4, Section 4.5 of this Program				
Commercial / Industrial development:						
Water-dependent	P/C/X	P	C	C	C	X
Water-related	P/C/X	P	C	C	C	X
Water-enjoyment	X P/C/X	P	C	C	C	X
Non-water-oriented	P/C/X	C	C	C	C	X

¹ The requirements for the Aquatic designation shall be linked to the adjacent Shoreland designation. Thus if the use/development is prohibited in the Shoreland area it shall be prohibited in the Aquatic area.

Use/Development/Modification	Aquatic ¹	Marine Waterfront	Shoreline Residential - Intensive	Shoreline Residential - Conservancy	Resource Conservancy	Natural
Dredging and dredge material disposal	C/X	C	C	C	C	X
Flood control structures	C/X	C	C	C	C	X (Except as part of ecological restoration)
Forest practices (see also 3.4.3.1.a)	X	C	P	P	P	C
In-stream structures	P/C/X	P	P	C	P	X
Parking						
As a primary use	X	X	X	X	X	X
Accessory to a permitted use	X	P	P	C	P	X
Mining (see also 3.5.4 and 3.5.5)	C/X	C/X	C/X	C/X	C/X	X
Recreational development						
Water-oriented (trails, campgrounds)	P/C	P	P	P	P	C
Non-water-oriented (golf courses, sports fields)	X	C	C	X	X	X
Underwater parks	C	C	C	C	C	C
Restoration and Enhancement:						
Ecological restoration / enhancement / mitigation	P	P	P	P	P	P
Shoreline stabilization:						
Structural shoreline stabilization (except gabions, which are prohibited)	P/C/X	P	P	C	C	X
Bioengineered shoreline stabilization	C/P	P	P	P	P	C
Signs	X	P	P	P	P	X
Transportation facilities	P/C/X	P	P	P	P	C

¹ The requirements for the Aquatic designation shall be linked to the adjacent Shoreland designation. Thus if the use/development is prohibited in the Shoreland area it shall be prohibited in the Aquatic area.

Use/Development/Modification	Aquatic ¹	Marine Waterfront	Shoreline Residential - Intensive	Shoreline Residential - Conservancy	Resource Conservancy	Natural
Utilities	C/P	P	P	C	C	C
Dams and Hydroelectric Generating Facilities	C	C	C	C	C	C
Off-shore Wind Energy System	C	C	C	C	C	C
Municipal Sewage systems	C	P	C	C	C	C
Solid waste facilities	X/C	C	C	C	C	X
Essential public facilities	X/P	P	P	P	P	X
Oil Gas and Natural Gas Transmission	X/C	C	C	C	C	C
Electrical Energy and Communications	P/C/X	C	C	C	C	C
Stormwater facilities	X/P	P	P	P	P	C
Water systems	P/C/X	P	P	C	C	C
Unclassified uses	C	C	C	C	C	C

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Table 2-3. Standard Shoreline Habitat and Safety Buffer Widths (in feet) by Environment Designation

	Marine Waterfront	Shoreline Residential - Intensive	Shoreline Residential - Conservancy	Resource Conservancy	Natural
Shoreline Habitat Buffer^{1,4} (for both Marine and Freshwater Shorelines)					
Minor New Development, Existing lots ≤ 200 ft depth from OHWM to rear lot line	50	50	100	150	175
Minor New Development, Existing lots > 200 ft depth from OHWM to rear lot line	75	75	125	150	175
Major New Development	100	100	150	150	175
Land Divisions	100	100	150	150	175
Shoreline Safety Buffer^{2,3,4}					
Freshwater Shorelines			150	150 (Outside of the channel migration zone if buildable area exists – see Section 3.8.3)	
Marine Shorelines			100 (150 for exceptional feeder bluff)		
Shoreline-specific Buffers⁴					
Dungeness River – New development shall be located landward of the mapped channel migration zone or at least 150 feet from Ordinary High Water Mark (OHWM), whichever is greater, regardless of the Shoreline Designation or lot size.					
Lake Sutherland – New development shall be at least 35 feet landward of the OHWM regardless of lot size or Shoreline Designation					
<p>¹Habitat buffers shall be measured from the OHWM and shall apply to all new uses and developments in shoreline jurisdiction.</p> <p>²Safety buffer on marine shorelines shall be measured from the top of the bluff and shall apply only to uses and developments on parcels located in areas mapped in the March 2012 Shoreline Inventory and Characterization Report or more recent information as landslide hazard area, feeder bluff or exceptional feeder bluff.</p> <p>³Safety buffer on river shorelines shall apply only to uses / developments on parcels located in areas mapped in the March 2012 Shoreline Inventory and Characterization Report or more recent information as channel migration zones. This includes but is not limited to portions of Morse Creek, Elwha River, Indian Creek, Salt Creek, Pysht River, Lyre River, East Twin River, West Twin River, Deep Creek, Clallam River, Hoko River, Little Hoko River, Herman Creek, Sekiu River, North Fork Sekiu River. The safety buffer shall be measured from the OHWM.</p> <p>⁴Additional 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 landslide hazard areas as prescribed in Section 4.2.3 and 4.3. Refer to Table 2-1 and 2-2 for which shoreline uses/development/modifications are allowed, prohibited or conditional. Refer to Chapters 3 and 4 for additional regulations pertaining to specific uses/development/modifications.</p>					