

May 28, 1997

Introduced By:

JANE HAGUE
Louise Miller

97-171.sub.doc

Proposed No.:

97-171

ORDINANCE NO. **12763**

AN ORDINANCE relating to the King County Shoreline Master Program, Title 25 of the King County Code, amending provisions regarding covered boat moorages; amending Ordinance 3688, Section 409, as amended, and K.C.C. 25.16.120.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3688, Section 409, as amended, and K.C.C. 25.16.120 are each hereby amended to read as follows:

Residential development - Piers, moorage, or launching facilities - Conditions. Any pier, moorage, float or launching facility authorized by Sections 25.16.090 through 25.16.140 shall be subject to the following conditions:

A. No structure may be located nor extend further waterward of the ordinary high water mark than one-fourth the total distance from the shoreline associated with the structure to the opposite shoreline. This total distance shall be measured from the point where the authorized structure abuts the ordinary high water mark to the nearest opposite high water mark as measured along a straight line; provided, when the structure does not abut the ordinary high water mark, the distance from one ordinary high water mark to the opposite ordinary high water mark shall be measured along the shortest straight line passing through the center of that structure which commences from the property associated with such a structure.

1 B. No covered pier, covered moorage, covered float, or other covered structure is
2 permitted waterward of the ordinary high water mark, except that submerged, free-standing
3 mechanical boat lifts associated with single-family residential piers and recreational
4 watercraft may be covered with a canopy, provided:

5 1. No canopy shall be more than 25 feet in length or wider than 15 feet,

6 2. No portion of the canopy shall exceed a height of 10 feet above the Ordinary High
7 Water Line (OHWL),

8 3. The canopy shall at no time have any side partly or wholly enclosed,

9 4. The highest portion of the canopy shall be located below the topographical grade of
10 existing homes on surrounding properties,

11 5. Canopies shall be made out of canvas or other such non-toxic materials,

12 6. Canopies shall be of a solid color and should be of a shade which is non-obtrusive,

13 7. The canopy shall be included in the square footage calculations for piers, as
14 enumerated in K.C.C. 25.16.140.E, and

15 8. Only one boat lift canopy per single-family residence shall be allowed.

16 C. No pier, moorage, float, or overwater structure or device shall be located closer than
17 fifteen feet from the side property line extended, except that such structures may abut
18 property lines for the common use of adjacent property owners when mutually agreed to by
19 the property owners in a contract recorded with the King County Division of Records and
20 Elections, a copy of which must accompany an application for a building permit or a
21 shoreline permit; such joint use piers may be permitted up to twice the surface area allowed
22 by this title.

1 D. All piers, moorages, floats or other such structures shall float at all times on the
2 surface of the water or shall be of open pile construction, provided no portion of the structure
3 shall, during the course of the normal fluctuations of the elevation of the water body, protrude
4 more than five feet above the surface of the water, except as provided in Subsection B.2.

5 E. No pier, including finger pier, moorage, float, or overwater structure or device shall
6 be wider than fifty percent of the lot with which it is associated.

7 F. No dwelling unit may be constructed on a pier.

8 INTRODUCED AND READ for the first time this 10th day of
9 March, 1997.

10 PASSED by a vote of 12 to 0 this 16th day of June
11 1997

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON

14 Louise Miller
15 **VIC** Chair

16 ATTEST:

17 James Masno
18 **Deputy** Clerk of the Council

19 APPROVED this 26th day of June, 1997.

20 [Signature]
21 **Deputy** King County Executive

22 Attachments: None