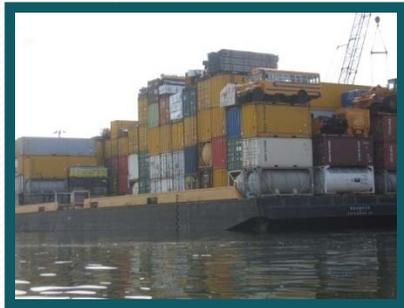


# Seattle's Shorelines Today and Tomorrow

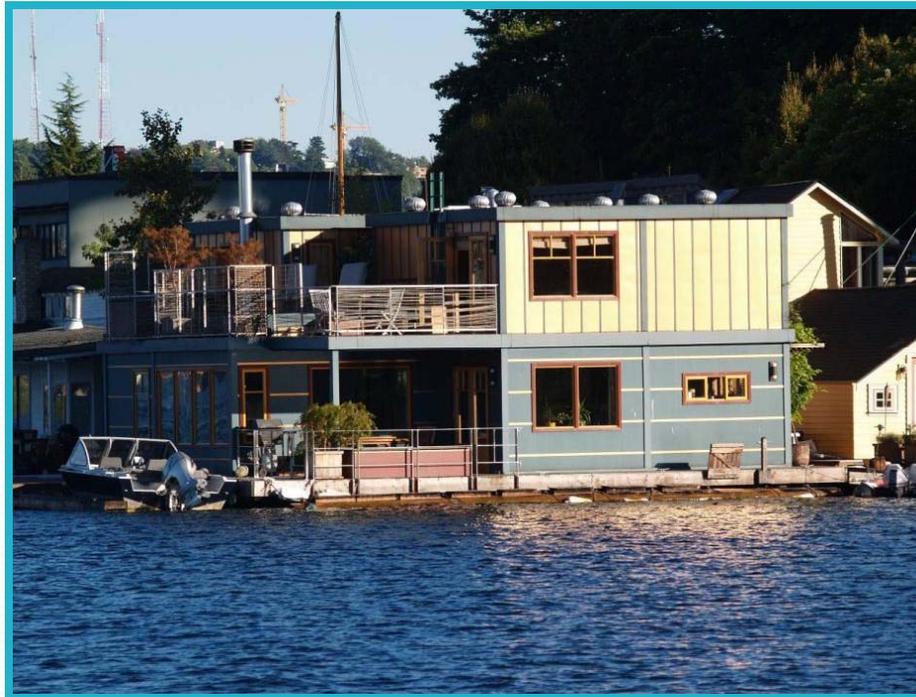


Seattle Shoreline Master Program Update

Planning, Land Use and Sustainability Committee 9/13/12

# Residential Use Over Water

The State's guidelines address overwater residences and prohibit new floating homes and overwater residences. Mitigation for impacts from live-aboard use of vessels is required



# Why is New Residential Use Over Water Prohibited?

- Shorelines and overwater space is limited – majority of shoreline is occupied by residential use
- Per the SMA need to preserve areas for water dependent uses, ecological function & public access
- Competition for overwater area



# Residential Use Over Water

There are four ways for people to live over water in Seattle:

1. Fixed structures on piles or cantilevered over water
2. Floating homes
3. House barges
4. Using a vessel as a dwelling unit



# Fixed Structures On piles or cantilevered

- Small lots
- Residences have been constructed either partially on land and partially over water on piles or cantilevered over water.
- Allowed to rebuild to existing foot print
- Height increase to 35-ft if the rebuilt structure results in greater ecological functioning of the shoreline (replacement of creosote piles with non-toxic piles)



# Floating Homes

- Approximately 480 existing floating homes
- Continue to be regulated as conforming uses
- Allowed - maintenance, repair, replacement and expansion, meeting development standards
- No change from existing regulations
- New floating homes are prohibited



# House Barges

- New in the 1980s
- 1990 defined house barge - vessel designed or used as a place of residence without self-propulsion and steering equipment
- Council required house barges be registered 34 registered house barges
- Grey water and black water required to be addressed within 3 years of the effective date of the regulations
- There are no changes to these existing regulations.
- Continues to prohibit new house barges



# Using Vessels as Dwelling Units

- Living on a vessel is allowed
- Best management practices are required
- Marinas with liveoabard vessels required to have restroom facilities and established best management practices for marina tenants
- Regulations updated to clearly state the above requirements



# Floating Homes, House Barges or Vessels?



# Floating Homes

- Specific regulations in the Shoreline Master Program
- Limits on height
- Limits overwater coverage
- Setback requirements
- Required to be connected to City's sewer system



# Floating Homes



# House Barges

- Required to contain black and grey water
- 34 registered house barges
- No expansion allowed



# Vessels

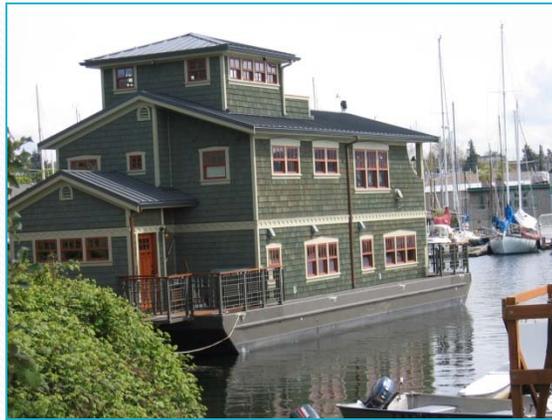




# Existing Regulations

- Vessels are ships, boats, barges, or any other floating craft that are designed and used for navigation and do not interfere with the normal public use of the water
- No specific standards beyond the definition

# What is a vessel?





# New Regulations

- Standards and dimensions used to determine if a floating structure is a vessel.
- Based on work on naval architecture standards
- Required to operate under self-propulsion integrated into the hull and steering; presence of stations for line handling; presence of embarkation stations to allow boarding from both sides.
- The measurements used are Sail Area Ratio to Hull Plan Ratio (SA/HPR) and Hull Length to Beam Ratio (HL/B). The table below provides the standards for the ratios that are required