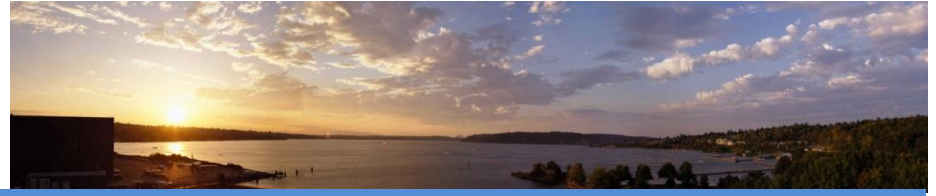


City of Renton

Shoreline Master Program Update

Waterfront Home FAQ



What are the shoreline setbacks and buffers for waterfront homes?

The standard setback and buffer is 100 ft. for all City shorelines. That would mean all new buildings should be setback from the water by at least 100 ft., and that 100 ft. would be a buffer planted with native vegetation. However, it is impossible, and burdensome, for most existing single-family property owners to comply with this standard. In order to allow single-family property owners a fair use of their property, but still provide protection for the shoreline resource, the City has created an alternate standard for single-family properties based on the depth of the lot.

Proposed Single-Family Home Setbacks and Buffers

Lot Depth	Building Setback	Vegetated Buffer Width
>130 ft.	45 ft.	20 ft.
100-130 ft.	35 ft.	15 ft.
< 100 ft.	25 ft.	10 ft.

What if my property does not meet the proposed standard?

Properties that do not meet the standard are “grandfathered in” meaning it allowed to continue as long as they aren’t changed. New construction on a property will be expected to meet the new standards. If an existing home is remodeled, partial compliance with the new standards is required, according to the table on the back page.

Will I have to tear out my bulkhead?

It is very unlikely unless you choose to do so. If your home does not meet setback requirements and you make a major alteration (see back page), you may choose to go through a geotechnical review of your bulkhead to determine if it is needed to protect your property. The SMP always allows bulkheads to be kept if they are needed.

What are the standards for docks and piers?

- Maximum size of a pier is 80 ft. long (or until a depth of 10 ft. at ordinary low water) and 4 ft. wide for single-family docks.
- Maximum size of ells is 26 ft. long and 6 ft. wide for single-family docks.
- Use of state approved materials.
- Maximum size of additional fingers is 26 ft. long and 2 ft. wide.
- Boat lifts are permitted.
- Mooring buoys and mooring piles are permitted.
- More information can be found in the proposed Shoreline Master Program section 4-3-090E.7, available at www.shoreline.rentonwa.gov .

Will I be able to repair and maintain my existing dock?

Yes. Existing docks may be maintained as usual. 100% of the surface materials may be replaced without bringing the dock into compliance with new size requirements. If more than 30% of the surface materials are replaced, light penetrating materials must be used to reduce the impacts of over water coverage. However, if you reconfigure the shape of your dock, move your dock, or replace more than 50% of the pilings, you will be required to meet all new regulations.

Will I be required to allow public access through my property?

No. Individual single-family properties do not have to provide public access. New residential subdivisions, commercial properties, and publicly owned lands may be required to provide for public access to the shoreline.

Who can I talk to about how new regulations might affect my property?

Please call project manager, Erika Conkling, at (425)430-6578 or shoreline@rentonwa.gov

Alteration of an Existing Structure (that does not meet setback standards)		Partial Compliance Standard
Alteration Without Expansion	Expansion or remodel that does not change the building footprint or increase impervious surface.	No site changes required.
Minor Alteration	Expansion of building footprint by up to 500 sq.ft. outside of the required setback; or	No site changes required.
	Expansion of impervious surface by up to 1,000 sq.ft. outside of the required setback.	
Moderate Alteration	Expansion of building footprint within the required setback in any amount, or total expansion of 500 sq.ft. to 1,000 sq.ft.; or	<ul style="list-style-type: none"> ● Install site improvements that protect the ecological functions and processes of the shoreline, consisting of either: <ul style="list-style-type: none"> ○ Partial compliance with Vegetation Conservation provisions of RMC 4-3-090.F.1 Vegetation Conservation consisting of revegetation of a native community of at least 80% of the area between an existing building and the water's edge provided that the area to be revegetated need not be more than 25% of the lot depth in feet, or ○ An alternate mitigation proposal prepared by a qualified professional and approved by the Reviewing Official that would provide at least equal protection of ecological functions and processes as the full required* setback and buffer. ● Docks shall be required to replace solid decking with light penetrating surfacing materials.
	Expansion of impervious surface within the required setback in any amount, or total expansion of 1,000 sq.ft. to 1,500 sq.ft.; or	
Major Alteration	Expansion of building footprint by more than 1,000 sq.ft., or	<ul style="list-style-type: none"> ● Install site improvements that protect the ecological functions and processes of the shoreline, consisting of either: <ul style="list-style-type: none"> ○ Full compliance with Vegetation Conservation provisions of RMC 4-3-090.F.1 Vegetation Conservation consisting of revegetation of a native community of the full required* buffer, or 100% of the area between an existing building and the water's edge if the full buffer cannot be planted, or ○ An alternate mitigation proposal prepared by a qualified professional and approved by the Reviewing Official that would provide at least equal protection of ecological functions and processes as the full required* setback and buffer. ● Docks shall be required to replace solid decking with light penetrating surfacing materials. ● Developments with existing shoreline stabilization shall mitigate for the impacts of shoreline stabilization in one of the following ways: <ul style="list-style-type: none"> ○ Shoreline stabilization structures not conforming to, or otherwise permitted by, the provisions of this code shall be reviewed and upgraded according to the standards of RMC 4-3-090F.4.a.iii Shoreline Stabilization Alternatives Hierarchy, or ○ An alternative mitigation proposal prepared by a qualified professional and approved by the Reviewing Official that would identify near shore mitigation to improve shoreline function or values on-site, or ○ If the two alternatives above are infeasible, then the project proponent shall contribute to an off-site vegetation conservation fund, in accordance with RMC 4-3-090F.1.k.