## 7.090 Use Matrix and Height Table:

(a) Use Matrix: The table determines which shoreline modifications and shoreline uses are allowed or prohibited in each Shoreline Designation.

  (1) Except for the land uses prohibited in this table, land uses allowed in the underlying zoning are allowed in the Master Program, subject to the preference for water-oriented uses and subject to specific criteria for uses included in these regulations. This chart is not exhaustive of all uses addressed in the zoning code. When referring to unlisted uses, the code is referring neither to uses listed here nor in the zoning code. If a use is prohibited in the underlying zoning district, it is also prohibited within the shoreline.

  (2) Aquatic Uses are determined by the adjacent Designation and are limited to water-dependent uses and public access.

  (3) Land uses in the underlying zoning that require a Conditional Use Permit, require a Shoreline Conditional Use Permit.

  (4) Land uses are defined in BMC 20.42 the definitions section of the zoning code. Shoreline activities are defined in the definitions section of this code.

  (5) A use located within the "Isolated" designation shall not be governed by the performance standards within SMP Chapter 7, General Standards and Regulations; Chapter 8, Shoreline Use Regulations, or Chapter 9 Shoreline Modifications, however the Director may determine the proposed development or use is clearly contrary to the intent of this program, and relevant elements of this program may be applied. Development and land use within this designation shall be governed by all other regulations of BMC Title 20 Land Use. The mandatory permit and procedural requirements of this program contained in Chapter 5, Permit Administration, shall apply to said development or uses.

| KEY:<br>X= Prohibited<br>P= Permitted<br>CU= Conditional Use | Urban Conservancy | Single Family Residential | Multi-Family Residential | Recreation | Commercial | Downtown Waterfront | Industrial |
|---|---|---|---|---|---|---|---|
| Unlisted Uses: | CU | CU | CU | CU | CU | CU | CU |
| UPLAND USES | | | | | | | |
| Boat Sales, Storage and Repair | X | X | X | CU | P | P | P |
| Commercial uses such as but not limited to: general retail, general office, clinics, restaurants, drinking places, personal services, athletic fields, restaurants, community facilities, and entertainment uses. (See Zoning Code for specific allowed uses by zone) | X | X | X | X | P | P | P |

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|---|---|---|---|---|---|---|---|
| Community, Cultural, Educational Facilities | CU | P | P | P | P | P | X |
| Golf Courses | X | CU | CU | X | X | X | X |
| Hotels and Lodging | X | X | X | X | P | P | X |
| Industrial | X | X | X | X | X | X | P |
| Worship and Religious Facilities | X | CU | P | CU | P | P | X |
| **PARKING & UTILITIES** | | | | | | | |
| Parking Serving Primary Use Within the Shoreline Jurisdiction | P | P | P | P | P | P | P |
| Parking Not Serving Primary Use Within the Shoreline Jurisdiction | X | X | X | X | CU | CU | CU |
| Transportation facilities that serve uses within the shoreline | P | P | P | P | P | P | P |
| Utilities that serve uses within the shoreline | P | P | P | P | P | P | P |
| **RESIDENTIAL** | | | | | | | |
| Adult Family Homes, Daycare, & Bed and Breakfasts | CU | P | P | X | P | P | X |
| Commercial/Residential mixed | X | X | X | X | P | P | X |
| Multi-Family Residential | X | X | P | X | P | P | X |
| Single Family Residential | P | P | P | ~~X~~P | ~~X~~P | P | X |
| **SHORELINE MODIFICATIONS (All uses must meet applicable code criteria see Ch. 9)** | | | | | | | |
| Boat Launch | CU | CU | CU | CU | CU | CU | CU |
| Aquaculture (including commercial, non-commercial, and geoduck) | CU | X | X | CU | CU | CU | CU |
| Ecological Restoration / Enhancement | P | P | P | P | P | P | P |
| Docks, Piers and Other In-Water Structures | P | P | P | P | P | P | P |
| Dredging | P | P | P | P | P | P | P |
| Flood Hazard Reduction | P | P | P | P | P | P | P |
| Mooring Buoys | P | P | P | P | P | P | P |
| Marinas | CU | CU | CU | CU | CU | CU | CU |
| Stabilization - New and Replacement | P | P | P | P | P | P | P |
| Stormwater Management Facilities | P | P | P | P | P | P | P |
| **RECREATION AND PUBLIC ACCESS** | | | | | | | |
| Recreation, Non-Water-Oriented | CU | CU | CU | CU | CU | CU | CU |
| Recreation, Water-Oriented | P | P | P | P | P | P | P |
| Trails, public pedestrian and bicycle not | P | P | P | P | P | P | P |

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|---|---|---|---|---|---|---|---|
| including overwater trails | | | | | | | |
| OUTRIGHTLY PROHIBITED USES | | | | | | | |
| Adult Entertainment | X | X | X | X | X | X | X |
| Agriculture | X | X | X | X | X | X | X |
| Automobile Sales Service & Repair | X | X | X | X | X | X | X |

## Figure 7.090 (b) Height Restrictions:

| Table 7.090(b) | |
|---|---|
| ENVIRONMENT DESIGNATION | HEIGHT |
| Commercial | 35 feet |
| Downtown Waterfront | 175 feet |
| Industrial | 35 feet |
| Multi-Family Residential | 40 feet |
| Over-Water Structures (All Designations) | 15 feet |
| Recreation | 35 feet |
| Single Family Residential | 30 -35' feet |
| Urban Conservancy | 25 feet |
| Table Notes:<br>The height limit is restricted to that portion of the building physically located within the shoreline jurisdiction. | |

This table establishes the allowable height in each designation based on the type of use.
All the applicable City standards still apply. In the event the provisions of this Program
conflict with provisions of other regulations, the more restrictive shall prevail. Height
measurement is defined in Chapter 3.

(a) Heights in the commercial & industrial districts may be increased to the zoning
district height limit through a Conditional Use Permit provided:

(1) The increase does not substantially block views from upland residential
properties;

(2) Greater height is demonstrated to be needed for an essential element of an
allowed use.

(3) The project may be required to include compensating elements that substantially
enhance the visual and physical public access to the shoreline.

(4) It is demonstrated that No Net Loss of habitat function will be achieved.

(b) Single Family Residential heights may be increased to 35' with the employment of a pitched roof when:

    (1) The pitch of the roof is not less than 6:12

    (2) The pitched roof is oriented perpendicular to the shoreline. Minor gables or other roof features parallel to the shoreline may be permitted on a case by case basis provided such features do not extend past the pitched roof where views are intended to be preserved.

    (3) The pitched roof covers the entire structure.