

**ATTACHMENT B**

**Table3. Summary of Buffer Widths for Land Use Zones and Shoreline Ecological Conditions**

<b>Area</b>	<b>Characteristics</b>	<b>Environment</b>	<b>Buffer</b>	<b>Modification</b>
MIC/H & MIC/L Zoned property from North City Limits to EMWS Bridge, and North Potential Annexation Area	Fresh/Salt water Transition Zone, Lower flooding risk, Less than 20' difference from OHWM to top of bank, tidal influence	High Intensity	100'	The Director may reduce the standard buffer on a case-by-case basis by up to 50% upon construction of the following cross section: <ul style="list-style-type: none"> <li>- 1. reslope bank from OHWM (not toe) to be no steeper than 3:1, using bioengineering techniques</li> <li>- 2. Minimum 20' buffer landward from top of bank</li> <li>- 3. Bank and remaining buffer to be planted with native species with high habitat value</li> </ul> Comment: Maximum slope is reduced due to measurement from OHWM and to recognize location in the Transition Zone where pronounced tidal influence makes work below OHWM difficult. Any buffer reduction proposal must demonstrate to the satisfaction of the Director that it will not result in direct, indirect or long-term adverse impacts to the river. In all cases a buffer enhancement plan must also be approved and implemented as a condition of the reduction. The plan must include using a variety of native vegetation that improves the functional attributes of the buffer and provides additional protection for the shoreline ecological functions.
LDR Zoned property w/o levees from EMWS to I-405	Moderate flooding risk, Less than 25' difference from OHWM to top of bank, tidal influence on northern section	Shoreline Residential	Distance required to set back slope from toe at 2.5:1 plus 20' setback, Min. 50' width	Removal of invasive species and replanting with native species of high habitat value voluntary unless triggered by requirement for a Shoreline Substantial Development permit
LDR Zoned property with levees from EMWS to I-405	Moderate flooding risk, Less than 25' difference from OHWM to top of bank, tidal influence on northern section	Shoreline Residential	125'	Upon reconstruction of levee in accordance with minimum profile, the Director may reduce the buffer to actual width required. Comment: this applies to City-owned property at Fort Dent.
Commercially zoned property from 42 <sup>nd</sup> Ave S. Bridge to I-405	Moderate flooding risk, Less than 25' difference from OHWM to top of bank	Urban Conservancy	100'	The Director may reduce the standard buffer on a case-by-case basis by up to 50% upon construction of the following cross section: <ul style="list-style-type: none"> <li>• reslope bank from toe to be no steeper than 2.5:1 using bioengineering techniques</li> <li>• Minimum 20' buffer landward from top of bank</li> <li>• Bank and remaining buffer to be planted with native species with high habitat value</li> </ul>

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Area	Characteristics	Environment	Buffer	Modification
				Any buffer reduction proposal must demonstrate to the satisfaction of the Director that it will not result in direct, indirect or long-term adverse impacts to shoreline ecological functions. In all cases a buffer enhancement plan must also be approved and implemented as a condition of the reduction. The plan must include using a variety of native vegetation that improves the functional attributes of the buffer and provides additional protection for the shoreline ecological functions.
West River bank from I-405 to South City Limit, Tukwila 205 Levee and South Annexation Area	High flooding risk, Federally certified and County levee, large water level fluctuations	Urban Conservancy	125'	Upon construction or reconstruction of levee in accordance with City minimum profile the Director may reduce the buffer to the actual width required. <u>In no case shall the buffer be less than 50 feet.</u>
East River bank <b>without levee</b> from I-405 south to City Limits	Moderate flooding risk, 20 to 25' difference from OHWM to top of bank, Moderate slumping risk, large water level fluctuations	Urban Conservancy	100'	The Director may reduce the standard buffer on a case-by-case basis by up to 50% upon construction of the following cross section: <ul style="list-style-type: none"> <li>- 1. reslope bank from toe to be no steeper than 2.5:1, using bioengineering techniques</li> <li>- 2. Minimum 20' buffer landward from top of bank</li> <li>- 3. Bank and remaining buffer to be planted with native species with high habitat value</li> </ul> Any buffer reduction proposal must demonstrate to the satisfaction of the Director that it will not result in direct, indirect or long-term adverse impacts to shoreline ecological functions. In all cases a buffer enhancement plan must also be approved and implemented as a condition of the reduction. The plan must include using a variety of native vegetation that improves the functional attributes of the buffer and provides additional protection for the shoreline ecological functions.
East River bank <b>with levee</b> from I-405 to South City Limit	Moderate flooding risk, 20 to 25' difference from OHWM to top of bank, Moderate slumping risk, large water level fluctuations	Urban Conservancy	125'	Upon reconstruction of levee in accordance with City minimum profile the Director may reduce the buffer to the actual width required for the levee. <u>In no case shall the buffer be less than 50 feet.</u>
Any shoreline environment where street or road runs parallel to the river through the buffer				End buffer on river side of existing improved street or roadway.

## ATTACHMENT C SHORELINE USE MATRIX

<u>P = May be allowed subject to development standards and permitting requirements set forth in this SMP; C = May be allowed as a Shoreline Conditional Use; X = the use or activity is prohibited in shoreline jurisdiction. This table is a summary. Individual notes modify standards in this table. Detailed use standards are found in the text of the SMP. Permitted or conditional uses listed herein may also require a shoreline substantial development permit and other permits.</u>	<u>Shoreline Residential</u>		<u>Urban Conservancy</u>		<u>High Intensity</u>		<u>Aquatic</u>
	<u>Buffer (1)</u>	<u>NonBuffer</u>	<u>Buffer(2)</u>	<u>NonBuffer</u>	<u>Buffer(3)</u>	<u>NonBuffer</u>	<u>Environment</u>
<b><u>AGRICULTURE</u></b>							
<u>Farming and farm-related activities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<b><u>COMMERCIAL (4)</u></b>							
<u>General</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P (8)</u>	<u>X</u>	<u>P (8)</u>	<u>P (5)</u>
<u>Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>
<u>Contractors storage yards</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>
<u>Water-oriented uses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<b><u>CIVIC/INSTITUTIONAL</u></b>							
<u>General</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<b><u>ESSENTIAL PUBLIC FACILITY (Water Dependent) –</u></b>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P (5)</u>
<b><u>ESSENTIAL PUBLIC FACILITY (Nonwater Dependent) (9)</u></b>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C (5)</u>
<b><u>FLOOD HAZARD MANAGEMENT</u></b>							
<u>Flood hazard reduction</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Shoreline stabilization</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>INDUSTRIAL (7)</u></b>							
<u>General</u>	<u>X</u>	<u>X</u>	<u>P (5)</u>	<u>P (8)</u>	<u>P (5)</u>	<u>P (8)</u>	<u>P (5)</u>

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	<b><u>Buffer (1)</u></b>	<b><u>NonBuffer</u></b>	<b><u>Buffer(2)</u></b>	<b><u>NonBuffer</u></b>	<b><u>Buffer(3)</u></b>	<b><u>NonBuffer</u></b>	
<u>Animal rendering</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Cement manufacturing</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>
<u>Hazardous substance processing and handling &amp; hazardous waste treatment and storage facilities (on or off-site) (6)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<b><u>Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble works, and the assembly of products from the above materials</u></b>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>
<u>Salvage and wrecking operations</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C(8)</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>
<u>Tow-truck operations, subject to all additional State and local regulations</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (8)</u>	<u>X</u>	<u>P (8)</u>	<u>X</u>
<u>Truck terminals</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P (8)</u>	<u>X</u>	<u>P (8)</u>	<u>X</u>
<u>Water-oriented uses</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>MINING</u></b>							
<u>General</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Dredging</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>C</u>
<b><u>PARKING - ACCESSORY</u></b>							
<u>Parking areas limited to the minimum necessary to support permitted or conditional uses</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>
<b><u>RECREATION</u></b>							
<u>Recreation facilities (commercial – indoor)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>P (11)</u>	<u>X</u>
<u>Recreation facilities (commercial – outdoor)</u>	<u>X</u>	<u>X</u>	<u>C(12)</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recreation facilities, including boat launching (public)</u>	<u>P(1)</u>	<u>P</u>	<u>C(12)</u>	<u>C</u>	<u>P(3)</u>	<u>P</u>	<u>P (5)</u>
<b><u>RESIDENTIAL – SINGLE FAMILY/MULTI-FAMILY</u></b>							
<u>Dwelling</u>	<u>X(10)</u>	<u>P</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Houseboats</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Live-aboards</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<b><u>TRANSPORTATION</u></b>							
<u>General</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C (5)</u>

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	<b><u>Buffer (1)</u></b>	<b><u>NonBuffer</u></b>	<b><u>Buffer(2)</u></b>	<b><u>NonBuffer</u></b>	<b><u>Buffer(3)</u></b>	<b><u>NonBuffer</u></b>	
Park & ride lots	<u>X</u>	<u>X</u>	<u>X</u>	<u>C (9)</u>	<u>X</u>	<u>C (9)</u>	<u>X</u>
<b><u>UTILITIES</u></b>							
General (9)	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>C</u>
Hydroelectric and private utility power generating plants	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

1. Additional permitted uses found at Section 8.4.A are allowed in the buffer.
2. Additional permitted uses found at Section 8.5.A are allowed in the buffer.
3. Additional permitted uses found at Section 8.6.A are allowed in the buffer.
4. Commercial uses mean those uses that are involved in wholesale, retail, service and business trade. Examples include office, restaurants, brew pubs, medical, dental and veterinary clinics, hotels, retail sales, hotel/motels, and warehousing.
5. Permitted only if water dependent.
6. Subject to compliance with state siting criteria RCW Chapter 70.105 (See also Environmental Regulations, Section 10, SMP).
7. Industrial uses mean those uses that are facilities for manufacturing, processing, assembling and/or storing of finished or semi-finished goods with supportive office and commercial uses. Examples include manufacturing processing and/or assembling such items as electrical or mechanical equipment, previously manufactured metals, chemicals, light metals, plastics, solvents, soaps, wood, machines, food, pharmaceuticals, previously prepared materials; warehousing and wholesale distribution; sales and rental of heavy machinery and equipment; and internet data centers.
8. Nonwater-oriented uses may be allowed as a permitted use where the City determines that water-dependent or water-enjoyment use of the shoreline is not feasible due to the configuration of the shoreline and water body.
9. Allowed in shoreline jurisdiction when it is demonstrated that there is no feasible alternative to locating the use within shoreline jurisdiction.
10. Additional development may be allowed consistent with Section 14.5.B.6. A shoreline conditional use permit is required for water oriented accessory structures that exceed the height limits of the Shoreline Residential environment.
11. Limited to athletic or health clubs.
12. Permitted only if water oriented.