

SMP FACT SHEET #2

Remodeling, Expanding & Rebuilding



THURSTON COUNTY
WASHINGTON
SINCE 1852

Current SMP (1990)

Draft SMP (2021)

Rebuilding After Fire or Natural Disaster

- Involved a complex process to determine 50% structural loss.
 - Non-conforming structures with 50% or more loss had to rebuild outside of buffer.
- May rebuild in the same footprint for any reason.

Interior Remodel

- Remodel value could be no more than 50% of the structure's original value.
- May remodel anything within existing footprint and 4 walls (includes windows and siding).

Expanding a Structure

- Lateral expansion of nonconforming structures required a variance or reasonable use exception.
- May expand vertically to 35 feet.
- May expand landward (away from the water) up to 500 square feet with mitigation.

Storage Structures

- N/A
- Allowed up to 200 square feet within buffer.
- May use roof as patio with mitigation.

*Structures governed by nonconforming rules in the CAO will still be governed by those rules once the SMP takes effect. The increased flexibility is only relevant for properties that are ONLY subject to the SMP.

Shoreline Master Program (SMP)

***NOT YET ADOPTED - OPEN FOR PUBLIC COMMENT.**

ASK STAFF

Thurston County's SMP covers most shoreline building projects.

Contact Us about your site and which permits may still be required.

READ THE CODE

Title 19

TC Current Shoreline Codes

FIND IT ONLINE

Shoreline Master Program Webpage