

## Thurston County

# Shoreline Master Program

(NOT YET ADOPTED—OPEN FOR PUBLIC COMMENT)

If adopted, the new SMP will increase flexibility and efficiency for citizens.



OLD SMP (1991)	DRAFT SMP
<p><b>Rebuilding after fire or Natural Disaster</b></p> <ul style="list-style-type: none"><li>• Complex process to determine 50% structural loss.</li><li>• Non-conforming structures with 50% or more loss had to rebuild outside buffer.</li></ul>	<p><b>Rebuilding after fire or Natural Disaster</b></p> <ul style="list-style-type: none"><li>• May rebuild in same footprint whether in or outside buffer.</li><li>• May rebuild in the same footprint for any reason, not just fire.</li><li>• May expand upward to 35 feet high.</li><li>• May expand landward, away from the water, 500 square feet.</li></ul>
<p><b>Interior Remodel</b></p> <ul style="list-style-type: none"><li>• Remodel value could be no more 50 percent of the structure's value.</li></ul>	<p><b>Interior Remodel</b></p> <ul style="list-style-type: none"><li>• May remodel anything within existing four walls.*</li><li>• New windows: No shoreline or building permit needed if within existing footprint.</li><li>• New siding: No permit needed if within existing footprint.</li></ul> <p>*Building &amp; septic permits still required.</p>
<p><b>Shoreline buffers</b></p> <ul style="list-style-type: none"><li>• One buffer for most marine shorelines.</li><li>• Marine buffer was 250 feet, plus a 50-foot vegetation management area.</li></ul>	<p><b>Shoreline Buffers</b></p> <ul style="list-style-type: none"><li>• No more 250-foot marine buffer.</li><li>• New buffers are reduced and are specific to the shoreline designation</li><li>• There are now mitigation options to reduce buffers and still protect Salmon and water quality.</li><li>• Buffers are now 200 feet or less. Can be 150 feet or less with mitigation.</li><li>• No riparian habitat vegetation management areas.</li></ul>
<p><b>Storage Structures</b></p> <ul style="list-style-type: none"><li>• Not allowed without Variance.</li></ul>	<p><b>Storage Structures</b></p> <ul style="list-style-type: none"><li>• Allowed. Up to 200 square foot.</li><li>• May use roof as patio deck with mitigation.</li></ul>

## FACT SHEET #1

Old vs. Proposed SMP

## FIND IT ONLINE

[www.thurstonplanning.org](http://www.thurstonplanning.org)  
click **Shoreline Master Program**

## ASK STAFF

A County SMP covers most shoreline building projects. Ask staff about yours.

## READ THE CODE

Title 19

[https://library.municode.com/wa/thurston\\_county/codes/code\\_of\\_ordinances?nodeId=TIT19SHMAPR](https://library.municode.com/wa/thurston_county/codes/code_of_ordinances?nodeId=TIT19SHMAPR)

[WWW.THURSTONPLANNING.ORG](http://WWW.THURSTONPLANNING.ORG)

This is for informational purposes only. Find full details online in the code.