

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

ONLINE

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

WWW.THURSTONPLANNING.ORG

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