



www.redmond.gov/ZoningCode

Shoreline Regulations

DR010



What should I know about shoreline regulations?

Shoreline regulations are governed by the City of Redmond's Shoreline Master Program (SMP), a program mandated by the State Shoreline Management Act. The purpose of the SMP is to protect shoreline environments, enhance and promote fish and wildlife that depend upon shoreline environments, and provide the public access to water-dependent activities.

Certain areas of Redmond are within the domain of the City's *Shoreline Jurisdiction*. Shoreline Jurisdiction areas are further designated as *Shoreline Environments*. Areas deemed in the Shoreline Jurisdiction are specially regulated and may supersede other general land use regulations that would otherwise apply.

The SMP regulates many activities within the Shoreline Jurisdiction, including: structures, protective measures for development, clearing/grading/filling, fences, parking, utilities, and other land use topics.

Shoreline Jurisdiction

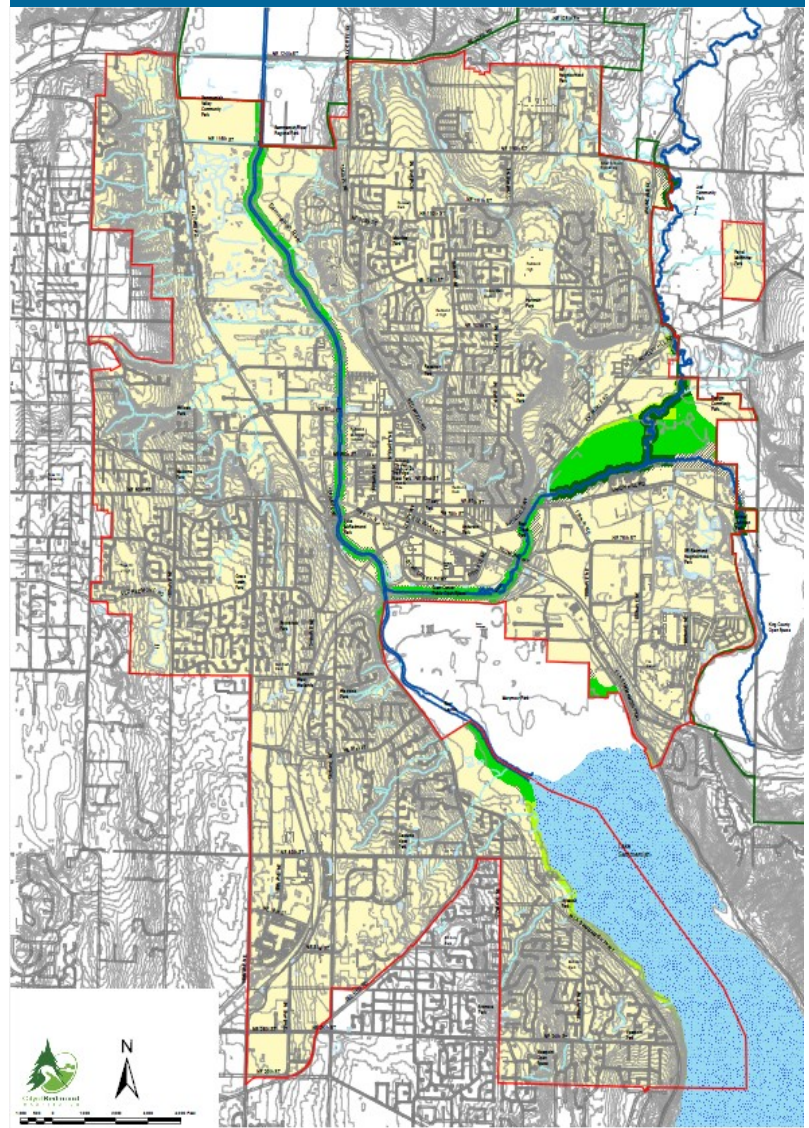
The SMP specifies criteria for designating land as part of the City's Shoreline Jurisdiction. All waterways of state-wide significance and adjacent lands directly associated with them form the Shoreline Jurisdiction. Lands and waterways that make up the Shoreline Jurisdiction are therefore regulated by the SMP.

Generally, four primary waterways compose the City's Shoreline Jurisdiction: Lake Sammamish, Sammamish River, Bear Creek, and Evans Creek. In most instances, the Shoreline Jurisdiction of these waterways includes the immediate waterway and lands extending 200 feet from the ordinary high water mark (measured from the mean high water mark along a shoreline).

Adjacent wetlands associated with the primary waterway and areas that include a portion of the 100

-year floodplain may also be considered part of the Shoreline Jurisdiction.

Map of Shoreline Environments



SHORELINE MASTER PROGRAM
Shoreline Environments

This map was funded in part through a cooperative agreement with the National Oceanic and Atmospheric Administration. The views expressed herein are those of the author(s) and do not necessarily reflect the views of NOAA or any of its employees.

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These maps shall be used as a general guide; boundaries and classifications are approximate. Consult the Redmond Community Development Guide for procedures, definitions and criteria for determining actual boundaries and classifications.

LEGEND

Redmond City Limit	Shoreline Environments
2004 Urban Growth Boundary	Aquatic
Other Streams	High Intensity/Multi-Use
Shoreline Master Program Water Studies	Natural
Street Right of Way	Shoreline Residential
Contour	Urban Consensancy

Source: City of Redmond Planning Department
 Map File: G:\planning\shoresitemaps\shoresitemaps.mxd

Shoreline Environments

Five types of Shoreline Environments are designated within the SMP: *Aquatic*, *Natural*, *Urban Conservancy*, *Shoreline Residential*, and *High Intensity/Multi-Use*. The Shoreline Environments permit, conditionally permit, and prohibit very specific land uses and activities.

Shoreline Environments require that development meets specific standards that include: density, buffers/setbacks, impervious surfaces, lot frontage, and building heights. These standards are set by use category and the specific Shoreline Environment. Additionally, any land use or development activities must conform to other applicable regulations of the Redmond Zoning Code.

The Shoreline Environments map on the front page illustrates areas of the City that compose the Shoreline Jurisdiction and each of the five types of Shoreline Environments. To review a full-sized version of the map, please refer to the [Shoreline Environments map](#) on the City's website at redmond.gov/maps.

Shoreline Buffers

Shoreline buffers are actually the stream buffers as identified in the City's Critical Areas Ordinance. These buffers are incorporated into the SMP as noted in the table above. The establishment of protective buffers are intended to protect and minimize impacts to stream riparian corridors by providing separation between stream and development activities. Within these buffer areas, most development is not permitted, except as otherwise allowed under the Shoreline Master Program, Redmond Zoning Code, or required as part of mitigation/rehabilitation.

Associated Buffers of Class I Streams

Riparian Stream Corridor	Stream Buffer Width
<i>Sammamish River</i> north of PSE powerline crossing	150' inner buffer + 50' outer buffer
<i>Sammamish River</i> south of PSE powerline crossing	150'
<i>Bear Creek</i> west of Avondale Road	150'
<i>Bear Creek</i> east of Avondale Road	150' inner buffer + 50' outer buffer
<i>Evans Creek</i>	150' inner buffer + 50' outer buffer

As defined by the State Shoreline Management Act, the *Sammamish River*, *Bear Creek*, and *Evans Creek* are designated as Type I streams. Therefore, a buffer is associated with each stream, which extends from the *ordinary high water mark* (the mean high point of a water body). The table above outlines stream portions with their associated buffers.

Lake *Sammamish* does not have a regulated buffer. Rather, a 35-foot building setback from the lake's ordinary high water maker must be provided. However, under certain circumstances, this setback can be reduced to 25 feet.

Applicable Code Sections

RZC 21.68: *Shoreline Master Program*

Questions: 425-556-2494 or planneroncall@redmond.gov.

You can also visit us in person at the Development Services Center located on the 2nd floor of City Hall. Open Monday through Friday from 8 am to 5 pm.

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