



BUILDING

Shoreline Accessory Structures

Application Checklist		RECEIVED
Float – Dock – Pier – Gangway – Deck – Bulkhead (includes repair and replacement)		
An “X” in the box means you must submit this item electronically for a complete application.		
Site Plan Drawn to Scale and Vicinity Map: Must be drawn to scale, show all property boundaries, north arrow, all easements and right of ways		
Structural Drawings: Architect/Engineer stamp required for designs other than conventional light frame		
Cross-Section Detail: Needed to determine the height of the structure		
Fire Flow Letter: Required for commercial only		
On Site Sewage/Water Review: If on septic		
Environmental Checklist: Required if not exempt, refer to matrix on back		
Shoreline Exemption: Either a shoreline exemption or shoreline permits is required for all docks, bulkheads, gangways or piers	See Application Checklist	
Shoreline Application: Substantial Development, Conditional Use, Variance		
Wetland Application: If subject to wetland review		

Definitions

Dock: A Dock shall mean a structure which abuts the shoreline and floats upon the water and is used as a landing or moorage place for marine transport or for recreational purposes.

Fetch: Fetch shall mean the horizontal distance across a body of water measured in a straight line from the most seaward point along the ordinary high water line or lawfully established bulkhead on a given stretch of shoreline to the closest point on the ordinary high water line or lawfully established bulkhead on the opposite shoreline.

Float: A Float shall mean a structure comprised of a number of logs, boards, barrels, etc., fastened together into a platform capable of floating on water, used as a landing or moorage structure for marine transport or for swimming purposes. Floats are either attached to a pier or are anchored to the bedlands so as to allow free movement up or down with the rising or falling water levels.

Gangway: A Gangway shall mean a sloping structure which provides access from a pier to a float. Gangway shall also include a sloping structure for marine transport or for recreational purposes.

Grade: Grade is the lowest point of elevation of the finished surface of earth or water between the structure and the property line or within 5 feet of the structure if the property line is more than 5 feet away.

Pier: A Pier shall mean a structure which abuts the shoreline and is built over the water on pilings and is used as a landing or moorage place for marine transport or for recreational purposes.

For Office Use Only			
Planner		App Type	
Date		Planning Fee	

SHORELINE ACCESSORY STRUCTURE SUBMITTAL STANDARDS MATRIX

> = greater than ≤ = less than or equal to	Building Permit	Shoreline Substantial Development Permit PCC 20	Shoreline Exemption	Environmental Checklist WAC 197-11, PCC 18D
Float	NO	YES, if > 100 sq.ft. or; > \$2,500 project cost.	YES, if a Shoreline Permit is not required.	YES, if project requires Substantial Development Permit.
Dock	YES, if > 30" above grade.	YES, if > 8' water depth, or > 50' in length on salt water, or > 30' in length on fresh water, or > 15% of fetch, or > \$2,500 salt water, or > \$10,000 fresh water, or > 8' in width, or < 10' from side yard.	YES, if a Shoreline Permit is not required.	YES, if project requires Substantial Development Permit or Building Permit.
Pier	YES, if > 30" above grade.	YES if > 8' water depth, or > 50' in length on salt water, or > 30' in length on fresh water, or > 15% of fetch, or > \$2,500 project cost, or > 8' in width, or < 10' from side yard.	YES, if a Shoreline Permit is not required.	YES, if project requires Substantial Development Permit or Building Permit.
Gangway	YES, if > 30" above grade.	YES if what it is connected to requires one, or if > \$2,500 project cost, or > 8' in width, or < 10' from side yard..	YES, if a Shoreline Permit is not required.	YES, if project requires Substantial Development Permit or Building Permit.
Deck	YES, if > 30" above grade	YES if within 15' of shoreline; Yes if within 50' of shoreline and a building permit is required.	YES, if a Shoreline Permit is not required.	YES, if proposal requires work within the water and requires Substantial Dev. Permit or Building Permit.
Bulkhead	YES, if > 4' from bottom of footing to top of wall.	NO, if within 5' of the toe of the natural bank and necessary to protect a single- family residence.	YES, if a Shoreline Permit is not required.	YES, if proposal requires work within the water. NO, if a building permit is not required.

