



City Waterfront

SHORELINE ENVIRONMENT DESIGNATION

What is a shoreline environment designation?

Shoreline environment designations work like a zoning overlay. Each designation has standards for development and allowed uses. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within similar environmental conditions.

There are six environment designations for shorelines in Gig Harbor: **Natural, Urban Conservancy, Low Intensity, City Waterfront, Historic Working Waterfront, and Marine Deepwater**.

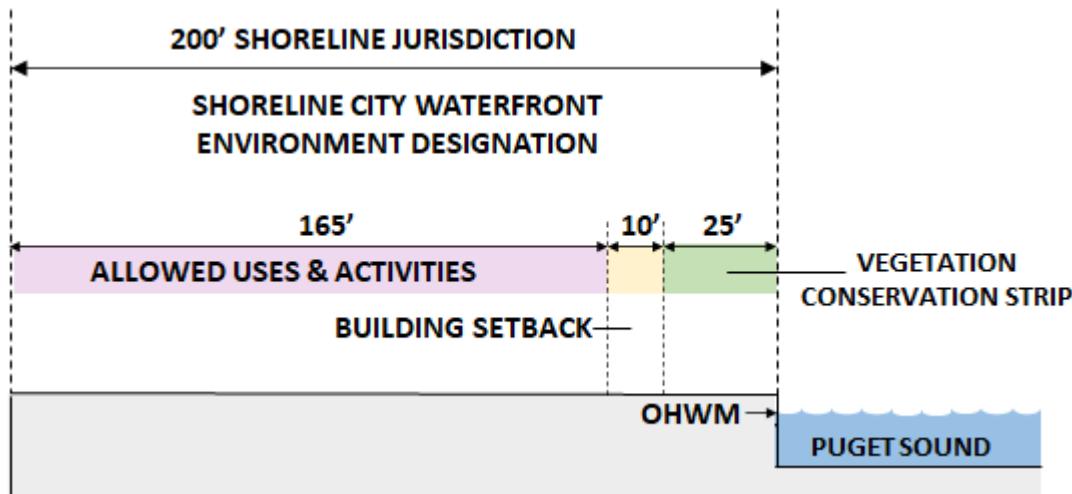
What is the purpose of the City Waterfront designation?

The purpose of the City Waterfront designation is to accommodate and foster the unique mix of uses and activities that characterize the Gig Harbor Bay waterfront. The City Waterfront Environment is an area of intensive and diverse land use.

What is the required buffer in the City Waterfront designation?

A 25-foot wide vegetation conservation strip buffer measured from the “ordinary high water mark” (OHWM) to protect “nearshore” habitat and water quality. In some cases, a larger buffer to protect a critical area might be required. A 10-foot building setback from the buffer is required to limit construction impacts.

Buffers should consist of an undisturbed area of native vegetation. No buildings or structures are allowed in the buffer unless specifically permitted by the Shoreline Master Program. Development activities allowed in the buffer are limited to water-dependent uses, pedestrian pathways and habitat enhancement projects. If development exists, revegetation may be required when the property redevelops.



Further Information: If you have any questions please contact the Gig Harbor Planning Division at (253) 851-6170.



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Allowed Uses and Activities

Boat Launch Facilities (private)

- hand launch only
- ramps must be made of planks or rails
- concrete ramps are prohibited

See section 7.11

Boat Launch Facilities (public)

- hand launch or licensed trailer only
- ramp must be made of concrete, planks, rails or graded slope

See section 7.11

Clearing and Grading only in association with an approved shoreline development

See section 7.3

Commercial Uses

- water-oriented and non-water-oriented uses landward of OHWM
- water-dependent uses waterward of OHWM

See section 7.12

Commercial Fishing-Sales and Services

See section 7.13

Commercial Fishing Moorage

See section 7.11

Dredging and Dredge Material Disposal

See section 7.4

Educational facilities (scientific, historical, cultural, educational research uses)

See section 7.14

Fill (waterward of OHWM) for activities associated with shoreline restoration and City utilities only

See section 7.5

Fill and excavation (upland areas) only in association with an approved shoreline development

See section 7.5

In-Stream Structures only as part of City of Gig Harbor surface water management activities

See section 7.6

Industrial Development (marine boat sales levels 1 & 2, marine sales and service, marine industrial)

See section 7.15

Marinas, Boating and Joint Moorage (non-single family residential & nonresidential)

See section 7.11

Moorage Facilities, Single family Residential (piers, docks, floats, lifts, and buoys)

See section 7.11

Net sheds, Historic

See section 7.16

Pedestrian Beach Access Structures (paths, stairs)

See section 7.7

Public Art (only on City-owned lots or the public right-of-way)

See section 7.22

Recreation water-oriented uses only

See section 7.17

Residential Development

See section 7.18

Shoreline Habitat and Natural Systems Restoration and Enhancement Projects, Environmental Remediation

See section 7.8

Shoreline Stabilization (bulkheads and revetments) for normal maintenance of existing shoreline stabilization, or soft-shore stabilization.

See section 7.9

Signs and Outdoor Advertising

See section 7.19

Transportation Facilities (roads, bridges, parking)

See section 7.20

Utilities (primary facilities for treatment or generation)

- above ground
- underground
- water-dependent facilities

See section 7.21

Uses Allowed Only With a Conditional Use Permit

Commercial Uses water related and water-enjoyment uses waterward of OHWM, only in existing structures, **on deck structures located waterward of OHWM and non-water oriented uses waterward of OHWM in existing structures.**

See section 7.12

Fill (waterward of OHWM) for water dependent uses and public access

See section 7.5

Groins

See section 7.9

Parking, Principal Use

See section 7.20

Shoreline Stabilization (bulkheads and revetments) hard shore-line armoring

See section 7.9

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