

Historic Working 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**.

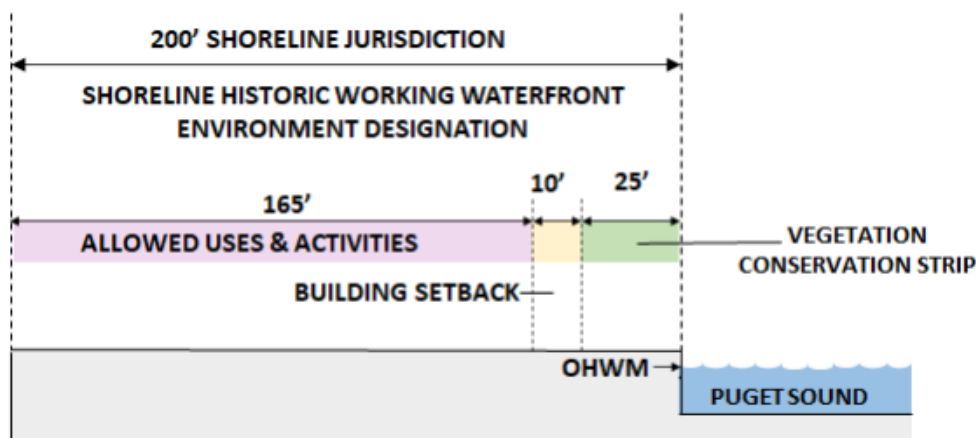
What is the purpose of the Historic Working Waterfront designation?

The purpose of the Historic Working Waterfront designation is to recognize and preserve two of Gig Harbor's most notable historic industries: commercial fishing and boatbuilding. The area possesses a significant concentration of historic uses and structures. This concentration of contiguous netsheds and commercial fishing vessel moorage facilities on either side of the historic Eddon Boat Building facility and Eddon Boat Park, have aesthetic, architectural, historical and cultural significance that characterize the community's regional maritime identity.

What is the required buffer in the Historic Working 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 Fishing Moorage

See section 7.11

Commercial Fishing-Sales and Services

See section 7.13

Commercial Uses

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

See section 7.12

Dredging and Dredge Material Disposal

See section 7.4

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

See section 7.14

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

See section 7.5

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

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

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-oriented uses waterward of OHWM only in existing structures
- non-water oriented uses waterward of the OHWM for those properties listed on city's Register of Historic Places

See section 7.11

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

See section 7.5

Groins

See section 7.9

Shoreline Stabilization (bulkheads and revetments) hard shoreline armoring

See section 7.9