



Natural

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**.

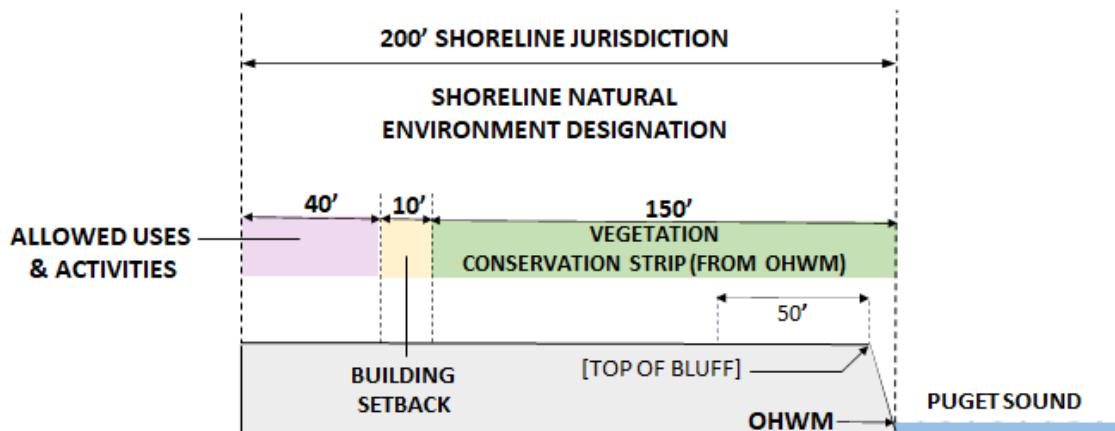
What is the purpose of the Natural designation?

The purpose of the Natural environment designation is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions that would become irreversibly impaired as a result of human development and activity.

What is the required buffer in the Natural designation?

A 50-foot wide vegetation conservation strip buffer measured from the top of the bluff or 150-foot buffer from the “ordinary high water mark” (OHWM), whichever is greater, 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

Clearing and Grading

- activities associated with shoreline restoration
- public access improvement with conditions
- allowed shoreline uses

See section 7.3

Dredging and Dredge Material Disposal

- dredging to maintain navigational channel at Gig harbor Bay
- dredging for shoreline restoration purposes
- dredge disposal for restoration, remediation, and water-dependent utilities

See section 7.4

Fill (waterward of OHWM)

- for activities associated with shoreline restoration
- City utility activities

See section 7.5

Fill and Excavation (upland areas)

- for activities associated with shoreline restoration
- public access improvements with conditions
- for allowed shoreline uses.

See section 7.5

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

See section 7.6

Recreation limited to low intensity, passive uses

See section 7.17

Residential Development for remodels and additions

See section 7.18

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

See section 7.8

Signs and Outdoor Advertising for educational / interpretive / or wayfinding only

See section 7.19

Utilities (primary facilities for treatment or generation)

- underground facilities
- utilities accessory to primary permitted use

See section 7.21

Uses Allowed Only With a Conditional Use Permit

Pedestrian beach access structures (paths, stairs)

- Publicly-owned only

See section 7.7

Residential Development for new development

See Section 7.18

Utilities (primary facilities for treatment or generation)

above ground facilities only

See section 7.21