

RESIDENTIAL ELEMENT

The Residential Element considers the pattern of distribution and location requirements of residential uses of shorelines and adjacent areas to insure proper regulation and safe orderly residential growth along shoreline areas of Klickitat County.

GOAL: ASSURE SAFE ORDERLY RESIDENTIAL GROWTH IN THE SHORELINES OF KLICKITAT COUNTY WHICH WILL PROTECT FRAGILE AND UNIQUE ELEMENTS OF THE NATURAL ENVIRONMENT AND WHICH WILL PROTECT THE LIVES AND PROPERTY OF THE RESIDENTS OF THE SHORELINES.

OBJECTIVES:

- A. Residential development should be excluded from shoreline areas known to contain development hazards.
 - Policy 1 Residential development should be prohibited in areas of severe or very severe landslide.
 - Policy 2 Residential development should be prohibited in shoreline areas with slope of 40% or greater which are hazardous.
 - Policy 3 Shoreline areas containing other potential hazards (e.g., geological conditions, unstable subsurface conditions, erosion hazards, ground water or seepage problems) should be limited or restricted for development. The burden of proof that development of these areas is feasible, safe and ecologically sound is the responsibility of the developer.

- B. Residential developments should have minimal impact on the land and water environment of the shorelines and minimize visual and physical obstruction.
 - Policy 1 Residential development should be prohibited in identified unique, fragile, and sensitive areas.
 - Policy 2 Residential development on piers or over water should not be permitted.

- Policy 3 Landfill for residential development which reduces water surface or flood plain capacity should not be permitted.
- Policy 4 In residential developments, the water's edge should be kept free of buildings and fences.
- Policy 5 Every reasonable effort should be made to insure the retention of natural shoreline vegetation and other natural features of the landscape during site development and construction.
- Policy 6 Planned unit developments that provide public access and open space for the general public as well as to residents of the project are preferred, whether single-family or multi-family developments.
- Policy 7 Residential developments should be designed to enhance the appearance of a shoreline and not substantially interfere with the public's view and access to and from the water.
- Policy 8 Residential development should plan to preserve shore vegetation, control soil erosion during construction, and restore damaged sites to a natural condition.
- C. Residential use of shorelines should not displace or encroach upon shoreline dependent uses.
- Policy 1 Housing should be located to prevent interference with shoreline dependent uses that are more important to an area.
- D. Residential densities should be determined with regard for the physical capabilities of shoreline areas, public service requirements, and adverse effects such densities have on a natural environment.
- Policy 1 Subdivision and new development should be designed to adequately protect the water and shoreline aesthetic characteristics, as well as visual qualities.

- Policy 2 New residential developments should only be allowed in those shoreline areas where the provision for sewage disposal and drainage ways are of such a standard that adjoining water bodies would not be adversely affected by pollution or siltation.
- Policy 3 Residential development along shorelines should be set back from the ordinary high water line far enough to make unnecessary such protective measures as filling, bulk heading, construction groins or jetties, or substantial regrading of a site.