

RESIDENTIAL DEVELOPMENT

Residential development means one, two, or more buildings or structures, or portions thereof, which are designed for and used to provide a place of abode for human beings, including one and two family detached dwellings, multifamily residences, townhouses, mobile home parks, and other similar group housing, together with accessory uses and structures normally common to residential uses including but not limited to driveways, grading which does not exceed two hundred fifty cubic yards (except to construct a conventional drainfield), utilities, garages, sheds, tennis courts, swimming pools, parking areas, fences, cabanas, satellite dishes, decks, saunas, and spas. Residential development shall not include hotels, motels or any type of overnight or transient housing or camping facilities (as these are considered commercial development).

Uses and facilities associated with residential development which are identified as separate use activities in this program, such as Marina and Boating Facilities, Piers and Docks, Bulkheads, Shoreline Stabilization and Flood Protection; Utilities; Landfilling; and clearing and grading, are subject to the regulations established for those uses, in addition to any special conditions relating to residential areas established in this section.

The Shoreline Management Act exempts certain activities from the requirement to obtain a Substantial Development Permit. [Refer to Sections 5-2 and 5-3 for complete exemption information.]

The following policies should be recognized in any residential development on the shorelines of Klickitat County.

A. Policies

1. Residential development should be designed at a level of density, lot coverage, height of structure, and occupancy, compatible with the physical capabilities of a shoreline and water.
2. Residential developments should be designed so as to adequately protect water and shoreline aesthetic characteristics, views and normal public use of the water, and views from the water.

3. Public access to waters and pedestrian access to shorelines, which are open to the public, should be provided in an amount appropriate to an area, with every multi-unit development.
4. Adequate water supplies should be available so that ground water quality will not be endangered by over pumping.
5. Encourage new residential development to locate along shorelines only where public water and sewage disposal are available.
6. Select new residential sites that are physically suitable and exclude from or strictly regulate, residential development in problem areas such as steep slopes and ecologically fragile or sensitive areas, to assure minimum disruption of the environment.
7. Residential development should be permitted only where there are adequate provisions for utilities, circulation, and access.

B. Regulations

1. Over-water residential
 - a. Combination Boathouses shall only be permitted at Bingen Marina. Combination Boathouses are structures designed to house a vessel and accommodate residential use. They shall be served by permanent utilities. Combination Boathouses shall be designed to minimize adverse impacts to: aquatic life, including anadromous salmonoids; public use, including public navigation; and water quality.
 - b. Over-water residential use shall be permitted only as a Conditional Use, and limited to combination boathouses and live aboard vessels, as defined in the Klickitat County Shorelines Master Program within an Urban/Industrial Environment and must meet state and local waste water treatment and utility requirements.

- c. Over-water residential uses shall be prohibited on or over any shorelines that were not created by the U.S. Army Corps of Engineers as an artificial basin, excavated from uplands, prior to the enactment of the Shorelines Management Act.
 - d. Over-water residential uses shall be prohibited on shorelines that would require excavation of the shorelines to facilitate their use.
 - e. Over-water residential uses shall be prohibited on shorelines that do not have pre-existing navigable access, which existed before the enactment of the SMA, to shorelines and Shorelines of Statewide Significance.
 - f. Over-water residential uses shall be prohibited on lakes.
- 2. Developments in flood hazardous areas shall only be allowed in accordance with Klickitat County Codes and ordinances, federal and state regulations and guidelines.
 - 3. Sewage disposal facilities and water supply facilities shall be provided in accordance with appropriate state and local health regulations. Storm drainage facilities may be required and shall be separate, not combined with sewage disposal systems. Storm drainage shall be treated both in terms of water quality and water quantity.
 - 4. Plans for residential structures shall:
 - a. Preserve compatibility with a shoreline environment or include landscaping appropriate to the environment. The Administrator shall determine that the standards have been met, and;
 - b. Include procedures to preserve shoreline vegetation, to control soil erosion during construction, and to restore damaged sites to normal condition.
 - c. A scaled site plan shall be submitted to the Klickitat County Planning Department prior to

issuance of a building permit. This plan shall show the ordinary high water line (OHWM) of a shoreline, the setback from the OHWM, existing and final grade, structures (including design, height, and color etc), roads and driveways, fencing, utilities, outdoor lighting, wells, septic systems, recreation facilities (decks, spas, etc.), vegetation to be removed, and proposed landscaping.

5. All residential structures, accessory uses and facilities shall be arranged and designed so as to preserve views and vistas to and from shorelines and water bodies and be compatible with aesthetic values of an area.
6. Prior to issuance of a building permit or other development approval, the developer shall submit adequate plans for preservation of shore vegetation, for control of erosion during and after construction and for the replanting of the site after construction. Such plans shall be a part of the Substantial Development Permit, if one is required.
7. No accessory structure shall obstruct the view from neighboring properties.
8. Boat ramps are permitted for individual residences only where upland slopes within twenty five (25) feet of the ordinary high water line does not exceed twenty five (25) percent, and where substantial cutting, grading, filling, or shoreline defense works are not necessary.
9. All structures shall be set back a minimum 100 feet from the ordinary high water line, except within the Community and Urban/Industrial designations, of which they will be set back a minimum of fifty (50)feet.
10. All existing lot lines established under the existing Klickitat County Shoreline Management Plan will be grandfathered. Any future subdivision shall be subject to the site criteria, as provided in Regulation 12 below.
11. Landfilling shall not be permitted in marshes, bogs, and swamps for the purpose of residential development. Where

such features exist within proposed subdivisions, they should be retained as open space.

12. Residential use limitations in shoreline environments:

NATURAL - Prohibited

CONSERVANCY - Permitted use, dependent on site criteria. Site criteria for residences on shorelines require a minimum 100 foot setback from ordinary high water line. Site criteria for residences on Shorelines of State-Wide Significance include a minimum 100 foot setback from ordinary high water line, and a minimum 660 foot river frontage.

RURAL - Permitted dependent on site criteria. Site criteria requires a minimum 100 foot setback from ordinary high water line. Site criteria for residences on Shorelines of State-Wide Significance include a minimum 100 foot setback from the ordinary high water line and a minimum 416 foot river frontage.

COMMUNITY - Permitted dependent on site criteria Site criteria for residences on shorelines requires a minimum 50 foot setback from ordinary high water line. Site criteria for residences on Shorelines of State-Wide Significance include a minimum 50 foot setback from the ordinary high water line and a minimum 104 foot (1/2 acre) river frontage.

URBAN/INDUSTRIAL - Conditional Use, a minimum 50 foot setback from the ordinary high water line (OHWM), shall apply to residences proposed landward of the OHWM. Setbacks for over water developments shall be set through the shoreline conditional use permit process.