Oak Harbor SMP Update changes under review by the Department of Ecology

Residential Shoreline Environment

Freund Marsh East Ditch Buffer and Setback Standards:

Background: Five residential properties border the East Ditch in the Dillard’s Addition residential neighborhood. City planning staff has worked with the affected property owners and the Department of Ecology to develop the proposed buffer and setback standards.

Buffer: A five to eight foot existing vegetated buffer adjacent to the East Ditch. This buffer is under City ownership and will remain vegetated and undeveloped. An existing contiguous fence separates the buffer from the residential properties.

Setback: A 20 foot structural setback from the fence line is proposed for the bordering properties. The setback area is mainly located in residential backyards.

Setback Allowances: Decking, patios, hot tubs, gardens sheds (150 square foot maximum limit), and gardens.

Setback Limitations: Car and RV covers should not be allowed, but existing established uses can continue. A 30% overall impervious surface limit within the 20 foot setback for each property, would apply to all the listed allowances with the exception of gardens.

The potential SMP changes will either become additional foot notes to Table 2 (Summary of Shoreline Development) or integrated directly into the table as sub residential environment designation standards. The setback allowances may be defined within the vegetation conservation regulations, similar to other setback allowances.