

# Chapter 4

## *Shoreline Environments*

### **Introduction to Shoreline Environment Designations**

The basic intent of a shoreline environment designation is to encourage development that will enhance the present or desired character of a shoreline. To accomplish this, segments of shoreline are given an environment designation based on existing development patterns, biophysical capabilities and limitations, and the aspirations of the local citizenry.

Environment designations are categories that reflect the type of development that has, or should take place in a given area. Classifications such as “high intensity,” “urban,” “shoreline residential,” “urban conservancy,” “rural conservancy,” “natural,” and “aquatic” have been used to characterize shoreline environments. This scheme represents a relative range of development, from high to low intensity land use. "Urban" is appropriate for areas of high intensity development. "Rural" is intended for areas that support, or have the capability to support, agricultural and recreational uses. "Conservancy" is a designation designed to protect, conserve, and manage areas that have natural resources or valuable historical and cultural attributes. "Natural" is a designation that is used for shorelines that should remain free of human influence. And finally, “Aquatic” is a designation intended to protect, restore and manage the areas waterward of the ordinary high water mark.

Once a shoreline segment has been given an environment designation, management policies are developed. These management policies are used as the basis for determining uses and activities that can be permitted in each environment designation. Specific development standards are also established, which specify how and where permitted development can take place within each shoreline environment.

### **City of Sumner Shoreline Environment Designations**

This master program establishes three shoreline environments for the City of Sumner. These shoreline environments shall include the shorelines of the City of Sumner, including shorelands, surface waters, and bedlands. The three environments are:

1. Urban Conservancy
2. Shoreline Residential
3. Urban

These shoreline environments are illustrated in Figure 4-1, located at the end of this chapter, and described in the text below. Each shoreline environment description includes a definition and statement of purpose, followed by designation criteria, management policies, and development standards.

## Urban Conservancy Environment

### Definition

An area of high intensity land uses that include residential, commercial, and industrial development.

### Purpose

The purpose of the Urban Conservancy environment is to protect and restore ecological functions, including properly functioning conditions for threatened and endangered species under state and federal regulations, and ecological functions in urban and developed settings, while allowing a variety of water-oriented uses. This environment would apply to both privately owned land and publicly owned areas in the shoreline jurisdiction, including City-owned land and Washington Department of Fish and Wildlife land. These public lands may offer conservation and/or restoration opportunities, such as conserving and enhancing riparian forest or re-creating of off-channel habitat for salmonids.

### Designation Criteria

Areas designated "Urban Conservancy" should be those areas that are generally not suited for water-dependent uses and that lie in incorporated municipalities, urban growth areas, or commercial or industrial "rural areas of more intense development" and that meet any of the following characteristics:

1. They are suitable for a mix of water-related or water-dependent uses, with other uses that allow a substantial number of people to enjoy the shoreline;
2. They are floodplains or other areas that should not be more intensively developed;
3. They have potential for ecological restoration;
4. They retain important ecological functions, even though partially developed;  
or
5. They have the potential for development that incorporates ecological restoration.

### Management Policies

1. During development and redevelopment, efforts shall be taken to restore "properly functioning conditions" for species listed as threatened and endangered species under federal and state regulations and other ecological

functions. Shoreline restoration and public access should be required of all nonwater-dependent development on previously developed shorelines.

2. Standards shall be established for shoreline stabilization measures, vegetation conservation (as described in WAC 173-26-320(5), listed at the end of this chapter<sup>i</sup>), water quality, and shoreline modifications within the "Urban Conservancy" designation to ensure that new development maintains and contributes to the restoration of ecological functions and properly functioning conditions for threatened and endangered species.
3. Public access and public recreation objectives should be implemented whenever feasible and significant ecological impacts can be mitigated.
4. Water-oriented uses should be given priority over nonwater-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses should be given highest priority.
5. The City shall encourage conservation and/or restoration projects, such as conserving and enhancing riparian forest or re-creating off-channel habitat for salmonids, in those opportunity areas referenced in *Chapter 2: Shoreline Inventory* and identified in more detail in *Appendix A: Sumner Shoreline Inventory*.

### Development Standards

1. **Height Limitations.** No new or expanded building or structure shall exceed thirty-five (35) feet above average grade, except as follows:
  - a) The height limits shall not apply to cupolas, water tanks, church spires, flagpoles, transmission lines, and radio and television towers and other similar structures.

A shoreline variance from the height limitation imposed by this ordinance can be granted if the following conditions are met:

- b) The development will not obstruct the view of a substantial number of residences; and
- c) The overriding considerations of the public interest will be served.
- d) The requested variance does not go beyond the minimum necessary to afford relief.
- e) The requested variance may be granted only when all the following facts and conditions are found to exist:
  - The requested deviation from the code standards is necessary for the successful physical function of the proposed use;
  - Reasonable alternatives which result in reduced or no deviation from the height limitations have been considered;

- The granting of such deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the adjacent shoreline areas and in the zone in which the subject property is situated; and
- The proposed variance from the height limitation is consistent with the city's comprehensive plan.

A shoreline variance from the height limitations imposed by this ordinance does not have to comply with the variance criteria listed in *Chapter 8: Administration*.

- 2. Setbacks.** Permanent structures, storage, and hard surfaces shall be set back a minimum of two hundred (200) feet from the floodway edge or ordinary high water mark (whichever is further landward). Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

Developments associated with a water-oriented use are not required to meet the two hundred (200) foot setback. However, where such development can be approved within the two hundred (200) foot setback, the placement of structures, storage, and hard surfaces shall be limited to the minimum necessary for the successful operation of the use. In no case shall parking be allowed within the two hundred (200) foot setback.

**Riparian Management Zone.** Land within the two hundred (200) foot setback is considered the Urban Conservancy "Riparian Management Zone." Within this zone, removal of vegetation and topsoil is strictly regulated under the Clearing and Grading Provisions of this Master Program (see *Chapter 7: Specific Shoreline Development Policies and Regulations*).

## Areas Designated

### Description

The "Urban Conservancy" designation appears to be appropriate for much of the City's shoreline along both the Puyallup and White (Stuck) Rivers.

### Rationale

The shorelines designated "Urban Conservancy" do not have biophysical limitations to development such as floodplains. In fact, the 100-year floodplain of the White (Stuck) River is very narrow along this segment of shoreline and on the east side, confined within the riverbank. In addition, the shorelines designated "Urban Conservancy" are currently used for a multitude of high intensity uses, including industrial, commercial, residential, and public services.

Inventory Segment	Area Designated	Recommended Shoreline Designation	Rationale
<p style="text-align: center;"><b>A</b></p> <p>PUYALLUP RIVER (Linden Avenue Bridge to City Limits - primarily east bank, small area of land on west bank within river)</p>	<ul style="list-style-type: none"> <li>• US Fish and Wildlife Service land on east bank</li> <li>• Area of land within city limits on west bank.</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy designation is recommended for USFWS managed land. May provide additional restoration, protection, and public access opportunity.</p>
<p style="text-align: center;"><b>B</b></p> <p>CONFLUENCE OF WHITE &amp; PUYALLUP RIVERS (includes most of east side of both rivers and west side of White River; includes US Fish and Wildlife Service land and Wastewater Treatment Facility)</p>	<ul style="list-style-type: none"> <li>• Entire east and west banks</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy designation is appropriate for USFWS managed land, shorelines with mix of uses, and shorelines without predominant water-dependent use. The wastewater treatment plant area may provide additional restoration, protection, and public access opportunities.</p>
<p style="text-align: center;"><b>C</b></p> <p>WHITE RIVER (SR410 Bridge to Milwaukee Canal, both sides of river)</p>	<ul style="list-style-type: none"> <li>• Bridge Street to Union Pacific Railroad Spur Bridge (west bank)</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy designation is appropriate for shoreline with a mix of uses, and shorelines without predominant water-dependent use.</p>
<p style="text-align: center;"><b>D</b></p> <p>WHITE RIVER (Union Pacific Railroad Spur Bridge to Tacoma Road Bridge, both sides of river)</p>	<ul style="list-style-type: none"> <li>• Entire east and west banks</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy designation is appropriate for shoreline with a mix of uses, and shorelines without predominant water-dependent use.</p>
<p style="text-align: center;"><b>E</b></p> <p>WHITE RIVER (Tacoma Road Bridge to Public Land, both sides of river)</p>	<ul style="list-style-type: none"> <li>• Entire east and west banks</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy designation is appropriate for shoreline with a mix of uses, and shorelines without predominant water-dependent use.</p>
<p style="text-align: center;"><b>F</b></p> <p>WHITE RIVER (Both sides of river; west bank is public land)</p>	<ul style="list-style-type: none"> <li>• Entire east and west banks</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy is recommended for areas in public ownership along the east bank. May provide additional restoration, protection, and public access opportunity.</p> <p>Urban Conservancy designation is appropriate for shoreline with a mix of uses, and shorelines without predominant water-dependent use.</p>
<p style="text-align: center;"><b>G</b></p> <p>WHITE RIVER (Both sides of river; both sides are predominantly industrial)</p>	<ul style="list-style-type: none"> <li>• Entire east and west banks</li> </ul>	<p style="text-align: center;">Urban Conservancy</p>	<p>Urban Conservancy designation is appropriate for shoreline with a mix of uses, and shorelines without predominant water-dependent use.</p>

## Shoreline Residential Environment

### Definition

An area of low to moderate intensity land use that still maintains significant natural features.

### Purpose

The Shoreline Residential Environment is intended to accommodate residential development and associated structures that are consistent with the Shoreline Management Act and the protection and restoration of ecological functions and properly functioning conditions for threatened and endangered species. An additional purpose is to provide appropriate public access and recreation uses.

### Designation Criteria

1. A Shoreline Residential environment designation is appropriate for those shoreline areas inside urban growth areas, incorporated municipalities, or rural areas of more intense development, if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.

### Management Policies

1. Development should be permitted only in those shoreline areas where adequate setbacks or buffers are possible to protect ecological functions, where there are adequate access, water, sewage disposal, and utilities systems and public services available, and where the environment can support the proposed use in a manner that protects or restores the ecological functions.
2. Densities or minimum frontage width standards in the "Shoreline Residential" environment shall be set to protect the shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
3. Development standards for setbacks or buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be established to protect and, where significant ecological degradation has occurred, contribute to the restoration of properly functioning condition and other ecological functions over time.
4. Multifamily and multi-lot residential and recreational developments should provide public access and joint use for community recreational facilities.
5. Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.
6. Commercial development should be limited to water-oriented uses.

7. The City shall encourage conservation and/or restoration projects, such as conserving and enhancing riparian forest or re-creating off-channel habitat for salmonids, in those opportunity areas referenced in *Chapter 2: Shoreline Inventory* and identified in more detail in *Appendix A: Sumner Shoreline Inventory*.

### Development Standards

1. **Height Limitations.** No new or expanded building or structure shall exceed thirty-five (35) feet above average grade, except as follows:

- a) The height limits shall not apply to cupolas, water tanks, church spires, flagpoles, transmission lines, and radio and television towers.

A shoreline variance from the height limitations imposed by this ordinance can be granted if the following conditions are met:

- b) The development will not obstruct the view of a substantial number of residences; and
- c) The overriding considerations of the public interest will be served.
- d) The requested variance does not go beyond the minimum necessary to afford relief.
- e) The requested variance may be granted only when all the following facts and conditions are found to exist:
  - The requested deviation from the code standards is necessary for the successful physical function of the proposed use;
  - Reasonable alternatives which result in reduced or no deviation from the height limitations have been considered;
  - The granting of such deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the adjacent shoreline areas and in the zone in which the subject property is situated; and
  - The proposed variance from the height limitation is consistent with the city's comprehensive plan.

A variance from the height limitations imposed by this ordinance does not have to comply with the variance criteria listed in *Chapter 8: Administration*.

2. **Setbacks.** Permanent structures, storage, and hard surfaces shall be set back a minimum of one hundred (100) feet from the floodway or ordinary high water mark (whichever is further landward). Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

Developments associated with a water-oriented use are not required to meet the 100-foot setback. However, where such development can be approved within the 100-foot setback, the placement of structures, storage, and hard surfaces shall be limited to the minimum necessary for the successful operation of the use. In no case shall parking be allowed within the 100-foot setback.

**Riparian Management Zone.** Land within the 100-foot setback is considered the Shoreline Residential "Riparian Management Zone." Within this zone, removal of vegetation and topsoil is strictly regulated under the Clearing and Grading Provisions of this Master Program (see *Chapter 7: Specific Shoreline Development Policies and Regulations*).

### Areas Designated

#### Description

The **Shoreline Residential** designation appears to be appropriate for only a portion of the Puyallup River shoreline, located in Segment A of the inventory, which is predominantly residential and designated for future residential use.

Inventory Segment	Area Designated	Recommended Shoreline Designation	Rationale
<p style="text-align: center;">A</p> <p>PUYALLUP RIVER (Linden Avenue Bridge to City Limits - primarily east bank, small area of land on west bank within river)</p>	<ul style="list-style-type: none"> <li>All areas of east bank except US Fish and Wildlife Service land</li> </ul>	Shoreline Residential	Shoreline Residential designation is appropriate for areas of existing and planned residential use.

#### Rationale

The two segments of shoreline designated as Shoreline Residential are planned for low to moderate residential density. As this area develops, both the Puyallup and the White (Stuck) Rivers will become more important to the community as a visual amenity and recreational asset. Maintaining open space along the shoreline and preserving the natural character as much as possible will make these shorelines a vital part of the residential suburban landscape.

## Urban Environment

#### Definition

An area of high intensity land uses that include residential, commercial, and industrial development.

#### Purpose

The purpose of the Urban Environment is to accommodate high intensity commercial and residential land uses and provide protection and restoration of ecological functions

and properly functioning conditions for threatened and endangered species. Finally, the Urban Environment addresses the need to create attractive urban landscapes along shorelines of the state, particularly when public access is required.

### **Designation Criteria**

Areas designated Urban should not have biophysical limitations to development, such as floodplains, steep slopes, slide hazard areas, or wetlands and should meet one or more of the following:

1. Shorelines used or designated for high intensity commercial, industrial, or multi-family and small lot residential development.
2. Shorelines of lower intensity use, where surrounding land use is urban and urban services are available.

### **Management Policies**

1. In order to make maximum use of available shoreline and to accommodate future uses, the renewal of substandard or obsolete development within urban shoreline areas should be encouraged.
2. Water-oriented uses should be given priority over nonwater-oriented uses.
3. Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed, provided that as development occurs, ecological functions are maintained or restored.
4. Development should provide an aesthetically pleasing built environment, particularly if visual or physical public access to the shoreline is required under this Master Program.
5. Aesthetic considerations should be actively promoted, using techniques such as sign control regulation, development siting and architectural standards, and planned unit developments.
6. New development should protect and restore shoreline ecological functions, with particular emphasis on the attainment of properly functioning condition for threatened and endangered species. Where applicable, new development shall include environmental cleanup and restoration of the shoreline in accordance with state and federal requirements.
7. The City shall encourage conservation and/or restoration projects, such as conserving and enhancing riparian forest and vegetation or re-creating off-channel habitat for salmonids, in those opportunity areas referenced in *Chapter 2: Shoreline Inventory* and identified in more detail in *Appendix A: Summer Shoreline Inventory*.

## Development Standards

1. **Height Limitations.** No new or expanded building or structure shall exceed thirty-five (35) feet above average grade, except as follows:

- a) The height limits shall not apply to cupolas, water tanks, church spires, flagpoles, transmission lines, and radio and television towers.

A shoreline variance from the height limitations imposed by this ordinance can be granted if the following conditions are met:

- b) The development will not obstruct the view of a substantial number of residences; and
- c) The overriding considerations of the public interest will be served.
- d) The requested variance does not go beyond the minimum necessary to afford relief.
- e) The requested variance may be granted only when all the following facts and conditions are found to exist:
  - The requested deviation from the code standards is necessary for the successful physical function of the proposed use;
  - Reasonable alternatives which result in reduced or no deviation from the height limitations have been considered;
  - The granting of such deviation will not be materially detrimental to the public welfare or injurious to the property or improvements in the adjacent shoreline areas and in the zone in which the subject property is situated; and
  - The proposed variance from the height limitation is consistent with the city's comprehensive plan.

A variance from the height limitations imposed by this ordinance does not have to comply with the variance criteria listed in *Chapter 8: Administration*.

2. **Setbacks.** Permanent structures, storage, and hard surfaces shall be set back a minimum of fifty (50) feet from the floodway edge or ordinary high water mark (whichever is further landward). Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline.

Developments associated with a water-oriented use are not required to meet the fifty (50) foot setback. However, where such development can be approved within the fifty (50) foot setback, the placement of structures, storage, and hard surfaces shall be limited to the minimum necessary for the successful operation of the use. In no case shall parking be allowed within the fifty (50) foot setback.

Land within the fifty (50) foot setback is considered the "Riparian Management Zone." Within this zone, removal of vegetation and topsoil is strictly regulated under the Clearing and Grading Provisions of this Master Program (see *Chapter 7: Specific Shoreline Development Policies and Regulations*).

### 3. Environmental Mitigation.

- a) Development requiring a substantial development permit, conditional use permit, or variance or environmental review under SEPA shall provide a habitat management and mitigation plan.
- b) Habitat management plans shall be prepared by a professional wildlife biologist or fisheries biologist as determined appropriate by the shoreline administrator. Prior to application for a permit, the applicant may elect to waive the habitat assessment and submit a habitat management plan if potential habitat is known to exist. The habitat management plan shall contain at a minimum:
  - A discussion of the project's effects on fish and wildlife habitat;
  - A discussion of any federal, state, or local special management recommendations which have been developed for species or habitats located on the site;
  - A discussion of measures to preserve existing habitats and restore habitats which were degraded prior to the proposed land use activity;
  - A discussion of proposed measures which mitigate the impacts of the project;
  - An evaluation of the effectiveness of the proposed mitigation measures;
  - A discussion of ongoing management practices which will protect fish and wildlife habitat after the project site has been fully developed, including proposed monitoring and maintenance programs;
  - An assessment of habitat recommendations proposed by resource agencies and their applicability to the proposal; and
  - Any additional information necessary to determine the impacts of a proposal and mitigation of the impacts.
  - Habitat management plans shall be forwarded to the appropriate resource agencies for review and comment.

- Based on the habitat management plan, and comments from other agencies, the shoreline administrator may require mitigating measures to reduce the impacts of the proposal on critical habitat and/or wildlife areas. Mitigating measures may include, but are not limited to, increased buffers, building setbacks, enhanced buffers, reduced project scope, limitations on construction hours, limitations on hours of operation, and relocation of access. Projects may be denied if the proposal will result in extirpation or isolation of a critical fish, wildlife, or plant species or its habitat. The authority of the State Environmental Policy Act shall provide possible mitigation for all areas of wildlife habitat not covered by this chapter.
- c) Development that is exempt from a substantial development permit, conditional use permit, or variance or environmental review under SEPA shall provide for mitigation in a combination of the following ways:
- Increased riparian management zone on undeveloped area of the property;
  - Increased building setbacks,
  - Protection of existing shoreline vegetation contributing to the ecological functions.
  - Restoration of shoreline vegetation where it has been removed or degraded;
  - Enhancements of shoreline vegetation through additional plantings;
  - Reduced project scope;
  - Limitations on construction hours;
  - Limitations on hours of operation;
  - Relocation of access; and
  - Other reasonable mitigation measures as approved by the Shoreline Administrator.
- d) Projects may be denied if the proposal will result in significant impacts to the ecological function of the shoreline or properly functioning conditions for threatened and endangered species.

## Areas Designated

### Description

The **Urban** designation appears to be appropriate for only a portion of the White (Stuck) River shoreline, located in Segment C of the inventory, which is a mix of residential, industrial, and commercial uses.

Inventory Segment	Area Designated	Recommended Shoreline Designation	Rationale
<p style="text-align: center;">C WHITE RIVER (SR410 Bridge to Milwaukee Canal , both sides of river)</p>	<ul style="list-style-type: none"> <li>• Bridge Street to Union Pacific Railroad Spur Bridge (east bank)</li> <li>• SR410 Bridge to Bridge Street Bridge (east and west bank)</li> </ul>	<p style="text-align: center;">Urban</p>	<p>The area is predominately developed as a mix of commercial, residential, and industrial uses. There are smaller residential lots in the downtown area. Limited opportunities for restoration and enhancements are found in opportunity area C-1 as shown in the <i>Shoreline Inventory</i></p>

### Rationale

The shorelines designated Urban do not have biophysical limitations to development such as floodplains. In fact, the 100-year floodplain of the White (Stuck) River is very narrow along this segment of shoreline and on the east side, confined within the riverbank. In addition, the shorelines designated Urban are currently used for a multitude of high intensity uses, including industrial, commercial, residential, and public services. There are areas of opportunity along the shoreline where restoration efforts could be concentrated to further enhance and conserve the natural shoreline for the benefit of fish and wildlife habitat.

## Shoreline Environments and Specific Shoreline Developments

Chapters 6 and 7 of this Master Program establish policies and regulations for a range of selected types of shoreline developments and activities. For each of these developments or activities a determination is made on whether it can be permitted by substantial development permit, conditional use permit, or whether it is prohibited in the different shoreline environments. The reader should turn to Chapter 7 for the specific details of the shoreline environment regulations. However, the following table summarizes this information.

Table 4-1. Shoreline Environment Requirements: Development Standards and Specific Shoreline Development Regulation.

	SHORELINE ENVIRONMENT DESIGNATION		
	Urban Conservancy	Shoreline Residential	Urban
<b>Development Standard</b>			
Setbacks	200 ft	100 ft	50 ft
Height Limitations	35 ft	35 ft	35 ft
<b>Specific Shoreline</b>			
Agriculture <sup>1</sup>	P	P	P
Boating Facility <sup>2</sup>			
• Boat Launch Ramps	CU	CU	CU
• Docks <sup>3</sup>	CU	CU	CU
• Dry Boat Storage <sup>4</sup>	CU	CU	CU
• Marinas	Prohibited	Prohibited	Prohibited
Clearing and Grading	CU	P	P
Commercial Development <sup>5</sup>			
• Water-dependent	CU	P	P
• Water-related	CU	P	P
• Water-enjoyment	CU	P	P
• Nonwater-oriented	Prohibited	Prohibited	P
Dredging <sup>6</sup>	CU	P/CU	P/CU
Dredge Spoil Disposal <sup>7</sup>	P/CU	P/CU	P/CU
Industrial Development <sup>8</sup>			
• Water-dependent	CU	P	P
• Water-related	CU	P	P
• Nonwater-oriented	Prohibited	P	P
Instream Structures	CU	CU	CU
Landfill <sup>9</sup>	CU	CU	CU
Mining <sup>10</sup>	Prohibited /CU	Prohibited /CU	Prohibited
Parking <sup>11</sup>	Prohibited	P	P
Recreation Facilities <sup>12</sup>	CU	P/CU	P/CU
Residential Development <sup>13</sup>	CU	P	P
Shoreline Modification <sup>14</sup>			
• Bulkheads	Prohibited	Prohibited	Prohibited
• Dikes and Levees	CU/ Prohibited	CU/ Prohibited	CU/ Prohibited
• Revetments	CU	P/CU	P/CU
Signs <sup>15</sup>			
Transportation <sup>16</sup>	CU	P/CU	P/CU
Utilities <sup>17</sup>	CU	P/CU	P/CU

**SHORELINE ENVIRONMENT DESIGNATION**

	<b>Urban Conservancy</b>	<b>Shoreline Residential</b>	<b>Urban</b>
P =	May be permitted (i.e., allowed) subject to substantial development permit conditions and provisions contained in this Master Program.		
CU =	May be permitted (i.e., allowed) as a conditional use.		
Prohibited =	Not an allowed use in this environment.		

Notes

- 1 See Chapter 7, for specific developments and activities that are prohibited within shoreline jurisdiction.
- 2 See Chapter 7, for specific developments and activities that are prohibited within shoreline jurisdiction.
- 3 Bulk storage of petroleum products on docks is prohibited.
- 4 Only water dependent aspects as dry boat storage can be permitted as a conditional use.
- 5 Over-water development is prohibited, except as provided for in Chapter 7.
- 6 See Chapter 7, for requirements associated with dredging in specific locations.
- 7 See Chapter 7, for specific developments and activities that are prohibited within shoreline jurisdiction.
- 8 Over-water development is prohibited, except as provided for in Chapter 7.
- 9 This activity can only be permitted in association with an approved shoreline development.
- 10 Waterward of the ordinary high water mark, scalping of river bars may be permitted as a conditional use as provided for in Chapter 7.
- 11 This activity can only be permitted in association with an approved shoreline development; parking as a primary use is prohibited.
- 12 Waterward of the ordinary high water mark, only water-dependent and/or passive, noncommercial water-enjoyment recreational facilities may be permitted as a conditional use.
- 13 Over-water development is prohibited. In the Urban Conservancy environment, residential development may be permitted by conditional use, provided a variance is obtained from the shoreline setback requirements identified in Chapter 4.
- 14 See Chapter 7, for specific conditions.
- 15 Signs shall comply with the specific shoreline environment requirements set forth in Chapter 4 and shall be permitted only in association with an approved shoreline development
- 16 See Chapter 7 for specific conditional use requirements and prohibitions.
- 17 See Chapter 7 for specific conditional use requirements and prohibitions.

**City of Sumner Shoreline Environment Designation Map**

Figure 4-1: *City of Sumner Shoreline Environment Designations* depicts the areas under the jurisdiction of this Master Program and graphically portrays the boundaries of the City’s three environment designations. There shall be only one official copy of this map, which shall be kept by the Administrator. This official copy shall be available for public inspection at all times during normal business hours. Unofficial copies shall be included as part of all distributed copies of this Master Program.