

Ecology Approves Shorelines Program



NUMBER 107

Newsletter

DECEMBER 1987

Safe Harbor, 18' Limit, Zoning now law

After several years of effort by the Mayor, the City Council and many concerned citizens, Seattle's Shorelines Master Program has finally become law. The ordinance governing shorelines development throughout the city was approved by the State Department of Ecology in mid-November and becomes effective in mid-December 1987.

Significant sections of the 200-page document concern floating homes and will henceforth govern any new development of floating homes or floating homes moorages. Among other things, the SMP defines the permissible range of houseboats, contains the new "Safe Harbor" provisions for evicted houseboats and increases the allowed height of remodeled floating homes from sixteen feet to eighteen feet.

The SMP was created under the authority of the state's Shorelines Management Act which requires local authorities to enact legislation to regulate shorelines within their boundaries. The state law sets guidelines to be followed by the local laws and provides that the State Department of Ecology formally approve their language before they become effective. Seattle's SMP was passed out of Jim Street's Land Use Committee to the full City Council early last June. It was signed by the Mayor and sent to Olympia a few days later. We have been awaiting DOE's approval since then.

Interestingly, most of the main sticking points had to do with floating homes. According to Bob Morgan, City Council staff, DOE "pretty much objected to everything related to floating homes. Their underlying problem was the basic state policy prohibiting overwater residential uses."

DOE began by wanting to eliminate Safe Harbor, prohibit houseboats in US zones, and prohibit any new conforming moorages. So Morgan and three other staff members journeyed to Olympia every day for a week or so to explain the rationale behind Seattle's ordinance to the state officials.

They returned with only one minor change to development standards in US. Morgan says, "The key was that there are so few ways to evict under the Equity Ordinance. Their fears of rampant floating homes developments proved unlikely."

Sun Drenches Association Jubilee

Keasler



Mayor Charles Royer and Association President Bill Keasler prepare to dedicate Terry Pettus Park at the foot of Newton on Fairview during the Association's 25th Anniversary Jubilee in September. The festival also featured a street fair with vendor booths and entertainment and a tour of five homes. Glorious weather and friendly people made for a great event. More photos on pages 4 & 5.

SMP Excerpts Reprinted Inside

same song, next verse

Houseboats Adrift

Suddenly, our community again faces the prospect of neighbors adrift with no moorage:

* Juliette Sauvage has the most acute problem. She must vacate her moorage on Portage Bay by January 1. If she can't locate moorage in the next few weeks, her ten-year battle to save her home will probably end up with her houseboat being destroyed. A six month search has failed to turn up even a place for "dead storage." Her moorage owner's early abuse of the moorage monopoly was one of the principal "horror stories" which resulted in the first version of the Equity Ordinance.

* Jan Allen was fortunate enough to find dead storage at Lake Union Drydock several years ago after having what she thought were her protections under the Equity Ordinance declared unconstitutional by the State Supreme Court. A revised Ordinance came too late to save her from being evicted. As her houseboat slowly crumbles into the water for lack of use, she waits for dock owners to agree to let her buy new moorage.

* For some time now, the two houseboat owners at the Youngquist Moorage on Westlake have been threatened with eviction because the owner wants to turn the dock into boat moorage. Both the zoning and the Equity Ordinance will allow this to happen if the moorage owner jumps through the proper hoops. When and if the proper permits are acquired, two more homes will be looking for a place to stay.



Metro Floats Sewage Plan

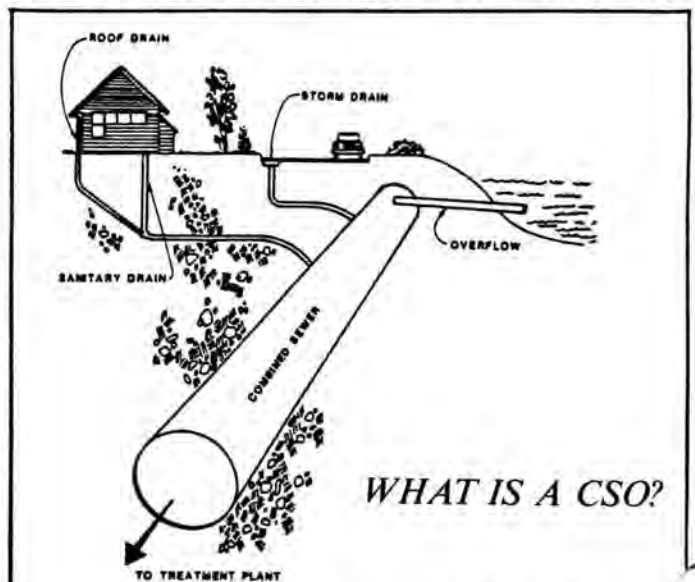
by Joan Rosenstock

Metro's combined sewer system does not have the capacity to accomodate both stormwater and raw, untreated sewage. Therefore, after a rainstorm, 2.4 billion gallons/year of combined sewage overflow dumps into Seattle's waterways. Approximately 251 million gallons/year pour directly into Portage Bay.

In July 1986 the Metro Council adopted a Draft Combined Sewer Overflow (CSO) Plan that included the reduction of Portage Bay overflows from 251 million gallons/year to 96 gallons/year by 1992. However, the State Department of Ecology rejected Metro's plan because it did not provide "the greatest reasonable reduction of CSO's at the earliest possible date." They clarified this to mean a 75% reduction (not a 61% reduction as the previous Plan acheived) of all CSOs in the city.

The situation is complicated further by the fact that cost estimates for work on the largest CSO in Portage Bay (the "University Regulator") had to be revised upward by millions of dollars when the city's Parks Department pointed out that the sections of Greenlake and Ravenna Parks torn up by the project had to be restored and said they had no money to do it themselves.

So, to meet the more aggressive goal set by the state, Metro reduced its plans to control CSO's in Portage Bay and Lake Union. Instead, their revised Plan focuses efforts on controlling Duwamish and Elliot Bay CSO's because Metro can control more gallons/dollar in the south end than in Portage Bay, thereby meeting the letter of state's standards for all CSO's. Consequently,



A Combined Sewer Overflow (CSO) "event" occurs when stormwater fills up a main sewer line to the point where it overflows into the lake. This water is typically about 10% raw sewage.

 * We have an answering machine to help *
 * us handle telephone calls and provide a *
 * quick response to members' concerns. If *
 * you have information or a question, call or *
 * leave a message. We'll be happy to call you *
 * back. *

325-1132 CALL US ANYTIME

more sewage. . .

Metro staff has recommended delaying Portage Bay CSO control until 2006, and would then only reduce the flow to 128 million gallons/year. Of course, all that sewage will also continue to circulate downstream through Lake Union and Portage Bay.

Even though the Department of Ecology gives the highest priority (WAC 173-245-040,2,d) "to reduction of CSO's which discharge near water supply intakes, public primary contact recreation areas and potentially harvestable shellfish areas," Metro justified their de-emphasis of Portage Bay by incorrectly stating that the area is not used for recreation or swimming!

Although on December 7 Metro staff will formally close the public comment period for their Draft Plan, the Association encourages you to write or call Bruce Laing (King County Courthouse, 98109, 344-3457), Chairman of the Metro Council Water Quality Committee, to explain that you swim, row, sail, windsurf, or whatever in Portage Bay and Lake Union and that you want Metro to comply with the priorities of WAC 173-245-040,2,d which regulates CSO control in recreational areas. After all, how many people swim in the Duwamish?



Focus on Seaplanes

Seaplanes Environmental Coalition (SEC) coordinator Lynda Caine lives at 2017 Fairview. She says that, "When 12 seaplanes take off over your house one after another at 8:00 Sunday morning, it drives you crazy. You can't talk, you can't think, you can't go back to sleep. When you add that to how close they come to other lake traffic and the houseboats, it's too much."

Apparently, a substantial number of local residents agree with her. Her group was formed by representatives from throughout the Lake Union Basin to fight a proposed new seaplane dock at the south end of the lake. 150 angry people at a hearing in September convinced the developer to withdraw his application.

In spite of this, Lake Union and Portage Bay remain a virtually unregulated "airport." The SEC still meets several times a month to develop plans for imposing some order to seaplane traffic in the area. Caine says they've been encouraged by responses from city, state and local officials. Their timetable calls for action before seaplane traffic gets bad again next summer.



Phil Webber snapped this photo of Ed and Karen Hayes new houseboat being towed across the lake to its moorage at 2037 Fairview. Their old barge sank under the weight of wet snow during the fall storm two years ago.



Photo Credits

Photos by Phil Webber (W) and members of the Keasler family (K), left to right.

Top: Fairgoers inspect fashion tops from Designer Suite (K), Marty and Dave Gardner organized the festival (K), the Banjo Club cookin' on Saturday afternoon (W), Tom Susor and Barbara Nelson find some shade (K).

Middle: City Councilor Paul Kraabel remembers Terry at the park dedication (W), Bill Keasler and Jim Knight found a lot to smile about (K), brisk sales at the tour ticket booth (W).

Bottom: Connie Jump ran the tour (K), Snocones served up by Caffe Alacart were just right for the weather (K), Brenda and Phil Webber take in the sights (K), Bill Keasler, Congressman John Miller, and Jules James indulge in a little politicking (K).



Silver Ce

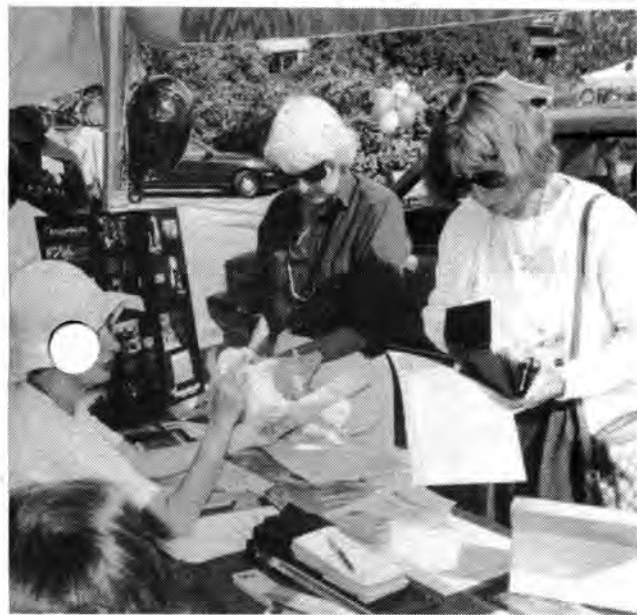


The Floating Homes Association's 25th Anniversary Silver Jubilee

In mid-September the Association threw the biggest party it ever has. We blocked off Fairview between Newton and Boston, festooned the street with banners and balloons, and invited the city to join us in celebrating our 25th anniversary.

Over 30 vendors set up their booths to serve up food and crafts, five homes were opened to the public for a mini-tour, and we finally dedicated Newton Street Park to Terry Pettus.

Two spectacular days of 80-degree weather and some fine entertainment enhanced the mellow mood of the festival. The houseboat community turned out in force to welcome several thousand guests to our celebration. A great time was had by all.



celebration



Matters of Concern

by Bill Keasler

The Association never feels smug for long.

Just a few months ago we were savoring 25 years of accomplishment with our Jubilee.

We passed yet another milestone with the Department of Ecology's recent approval of the city's revised Shorelines Master Program. The final leg of what Terry Pettus called our "tripod of security" is finally in place. Its Safe Harbor provisions complete a suite of legislation designed to preserve and stabilize our neighborhood: the newest Equity Ordinance restricts eviction unless a moorage owner is going into another business, residential zoning makes that unlikely, Safe Harbor is supposed to be the escape hatch if a legal eviction does occur.

But the bitter residue from a pair of battles begun a decade ago is welling up to spoil the taste of any euphoria we're tempted to feel.

In spite of everything, Jan Allen and Juliette Sauvage still don't seem to be able to find moorage for their homes. Juliette may even be about to lose hers completely.

The problem is the rules. While we fight for laws to protect ourselves from evictions and "higher and better" uses for our moorages, each new regulation seems to make it a little harder to find moorage if we do end up being evicted.

The new SMP is a case in point. As

policy, it shouldn't be any more difficult to establish moorage under the new rules compared with the old. But the old section dealing with houseboats was only about a page and a half long. The new one runs on for maybe six pages. Each new phrase, while probably innocent enough in itself, tightens the squeeze on moorages just a little more.

It was just those rules for making new moorage under the old SMP which created the de facto monopoly on moorages in the first place. With one exception, the new law leaves the monopoly in place, stronger than ever. That exception is Safe Harbor, which substantially relaxes the moorage development standards for evicted houseboats.

But it remains tempting for moorage owners to develop new conforming moorages for new houseboats because they can reap the profits from both the moorage and the house. Safe Harbor, on the other hand, depends on the willingness of moorage owners to offer space to evicted homeowners and perhaps trade a little of their maximum potential profits to save a neighbor from the disaster of losing their home.

Juliette and Jan qualify for Safe Harbor. In fact, special grandfathering was written into the law to include them because they were among the first to feel the impact of the monopoly when the original SMP passed in the mid-1970's. They are both now willing to pay handsome prices for new moorages. At least two docks could find places for them if they were so inclined.

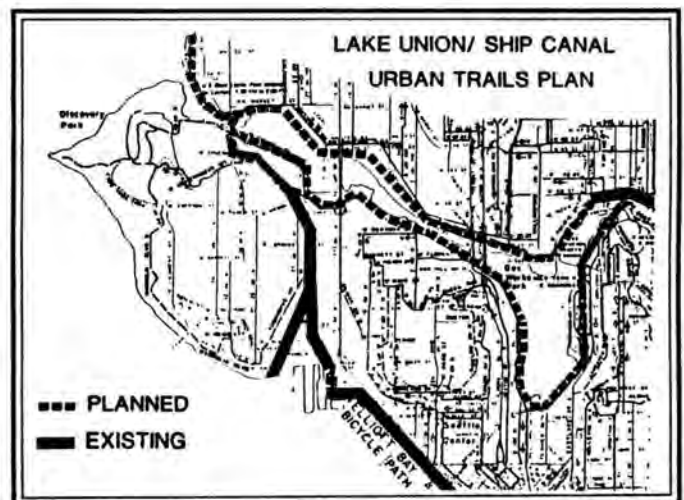
Let's hope Sauvage and Allen won't have to join the sad company of Weppner, Keasler, and Wildman who've been forced to sell their homes for scrap since the SMP was first passed over a decade ago.

Coalition Promotes Lake Union Urban Trail

Pete Lagerway (with his daughter), who's the bicycle coordinator for the Seattle Engineering Department, explains a point to members of the Ship Canal Trails Coalition during a recent walk along the south shore of Lake Union in November. The walk was one of a



Phil Webber



series to identify any potential problems with developing a trail around the lake.

The Floating Homes Association is a member of the broadly based coalition. Its immediate goal is to make sure that the imminent vacation of Burlington Northern's track right of way along the north shore of the Ship Canal results in an extension of the Burke Gilman Trail (which now ends at the Dunn Lumber site) all the way out to Shilshole. The Lake Union trail will come later.



Waterlog

by Sheri Lockwood

I can usually tell its late fall by watching the rain leak through my skylights, but another sure hint is when I can't reach my usually reliable "Waterlog" sources -- and I just know it's because they've taken off for warmer climes. I know for certain that Jann and Sid McFarland visited Mexico, Tom and Peggy Stockley were visiting family in Peru, Terry and Linda Lush took in Hawaii, and Ann Bassetti spent time in Japan. Come on ... it's not even rainy this year.

WELCOME ABOARD: The Log Foundation on Fairview welcomes Alisa Pederson and is glad to have Jane Evanson back again ... Merle Adams, co-creator of those wonderful "Mother Come Home" greeting cards is a new resident on DOX on Fairview ... Dox has quite a few new neighbors, among them John and Sally MacDonald, Seattle Times travel writers. John placed in the 1987 Lowell Thomas Travel Journalism Awards sponsored by the Society of American Travel Writers. His award was for the Best Published Color Photo, "Icebound Boats" ... Susan Lehr is also a welcome new resident and traveling Keith Cole is too -- when he's home ... 2351 Fairview welcomes Robert and Sue Martin and 2031 Fairview extends a warm greeting to famed solo circumnavigator John Guzzwell and his wife Dorothy. His exploits aboard the "Trekka" have been the inspiration for a book and many a weekend sailor.

CELEBRATIONS: Along with the biggie -- the Association's Silver Jubilee -- many found imaginative ways to celebrate a nearly rainless summer and fall. Mallard Cove and Roanoke Reef joined forces and connected their two docks via rafts. Then, in the middle of Mallard Cove they held an Octoberfest complete with traditional foods and a musician playing Bavarian tunes ... The Dox Annual Party featured an interesting event. With so many new members they had an "Identify This Common Houseboat Gizmo" Contest. It included the ever popular water dipping pan on a broomstick, a crowdad trap, a heavy duty underwater magnet, etc ... By the way, the DOX Annual Party is financed through their small recycling effort. They collect and sell their recycled aluminum cans and newspaper all year and when summer comes around have about \$125.00 for the party. It helps keep the garbage rates down and makes them feel they're helping environmentally, too ...

November 22 must have been a fun day. Ed and Karen Hayes of 2037 Fairview celebrated their 25th Anniversary with an open house. It's great to have them afloat again. The party was nearly two years to the day that their original houseboat sank under the weight of snow and ice ... Bob Pintler rented a hall and band to celebrate his 60th birthday with his many friends on November 22, too ...

Sheri Lockwood hired her sister's band to play at a hall on her birthday last May. She also realized a lifelong dream. She and her friends were backup singers for the band. Luckily, the band members kept control of the microphones ...

Almost a party -- Two houseboaters on Fairview had geared up with refreshments and guests to watch Ivar's Creature Concert serenade of the Duck Dodge in September. The Monster, a dead ringer for the "Creature from the Black Lagoon," cruised the waterways on a tiny raft that barely held his grand piano. While his gravelly Tom Waits-like voice was not everybody's cup of chowder, the lyrics in praise of salmon and clams were clever and funny. Then the creature was stopped in mid-growl by the Harbor Patrol. When the houseboaters

rowed out to find out what happened to the much publicized event, they found out that one houseboat resident had complained -- and out came the hook ...

The University Dock on Boat Street is having its first Annual Party on December 6 ... That's also the date the Dox new residents plan a progressive dinner and party for all Doxians.

SPEAKING OF MONSTERS: Dox residents Bob and Linda Phillips became media stars last summer when Bob inadvertently photographed the dreaded Lake Union Monster. He was focusing his new camcorder on an innocent duck when "something" shot up from the depths, snatched the duck and disappeared under the waves. Bob's video made most of the local newscasts and inspired a Seattle Times article (written by new neighbor Sally MacDonald). After numerous freeze-frame viewings, the Dox residents are now absolutely convinced that it was a large-mouthed bass, a sea lion, an otter, a seal, a caiman, a northern pike or a big turtle ...

Are the beavers chewing into your lifestyle? Mike Dash on the University dock reports that he called the State Game Department's Deborah Swatfigure and Kim Chandler, 775-1311, to complain about one of the pesky critters. They promptly set a non-lethal trap, and a few days later it sprung. Now Mike's unwanted neighbor is presumably happily munching willow trees off in the deep woods somewhere.



FLOATING NETWORKING? Wouldn't it be nice to know how we could support each other's endeavors business-wise? Phil Webber thinks a little directory of houseboater owned businesses and services would be a great idea. Maybe pay a \$5.00 fee for a listing and we could send a little business each other's way. If you think it's an idea that will float, call Phil at 282-2423 ...

The morning of November 24th was bad for Dox resident Lee Lange and his silkscreen graphics business. Homeless transients built a fire to keep warm on that windy morning. The windswept flames then spread up the wall of the building on Elliot Way destroying the shop. Lee's business, Two Dimensions, is carrying on in temporary quarters at present but is looking for a new home. We all wish him well ... Larry Berger, the hairdresser who will come to our home, is still available, it's just that his phone number was listed wron in the last "Waterlog", his real number is 774-8329.

HITTING BOTTOM: Not all of us are floating as high as we'd like (or at all). It's a shock to find that our fondest dream (six months of no rain) can make landlubbers of many of us. We hope the damage some suffered from going aground, listing, or sinking below their sewer lines will be easily remedied when and if the monsoons return.

Best of wishes for a happy holiday season and -- I can't believe I'm saying this -- pray for more rain!

CHRISTMAS SHOPPING LIST



GREAT GIFT IDEAS UNDER \$10 FROM THE HOUSEBOAT COMMUNITY COTTAGE INDUSTRY

SEATTLE HOUSEBOATERS' COOKBOOK \$9

A delightful collection of recipes, tall tales, photos & sketches from folks in the community. "The funniest federation of flotsam & jetsam published hereabouts." Jon Hahn — Seattle P.I.

SEATTLE'S UNSINKABLE HOUSEBOATS \$5

Written by Howard Droker and illustrated by Victor Steinbrueck; a fascinating history of the houseboat community, its origins and politics.

SEATTLE HOUSEBOATS — LAKE UNION & PORTAGE BAY \$1,50

Beautiful photo color brochure of the houseboat community by Phil Webber & Marcia Tobin. Ideal to send to the folks "back home" for Christmas.

SPECIAL FLOATING HOMES ASSOCIATION 25TH ANNIVERSARY T SHIRTS ONLY \$6

This year the Floating Homes Association celebrated its 25th birthday and Becker Design Associates created a commemorative anniversary shirt — while they last. Very collectable.

FLOATING HOMES SWEATSHIRTS \$16

Classic 4 color, line drawing of houseboats — by Bob McPake. Very popular.

FLOATING HOMES T SHIRTS

Classic 4 color line drawing of houseboats

<i>Crewneck style</i>	<i>\$8</i>
<i>Ladies French cut</i>	<i>\$10</i>
<i>Children's</i>	<i>\$6</i>

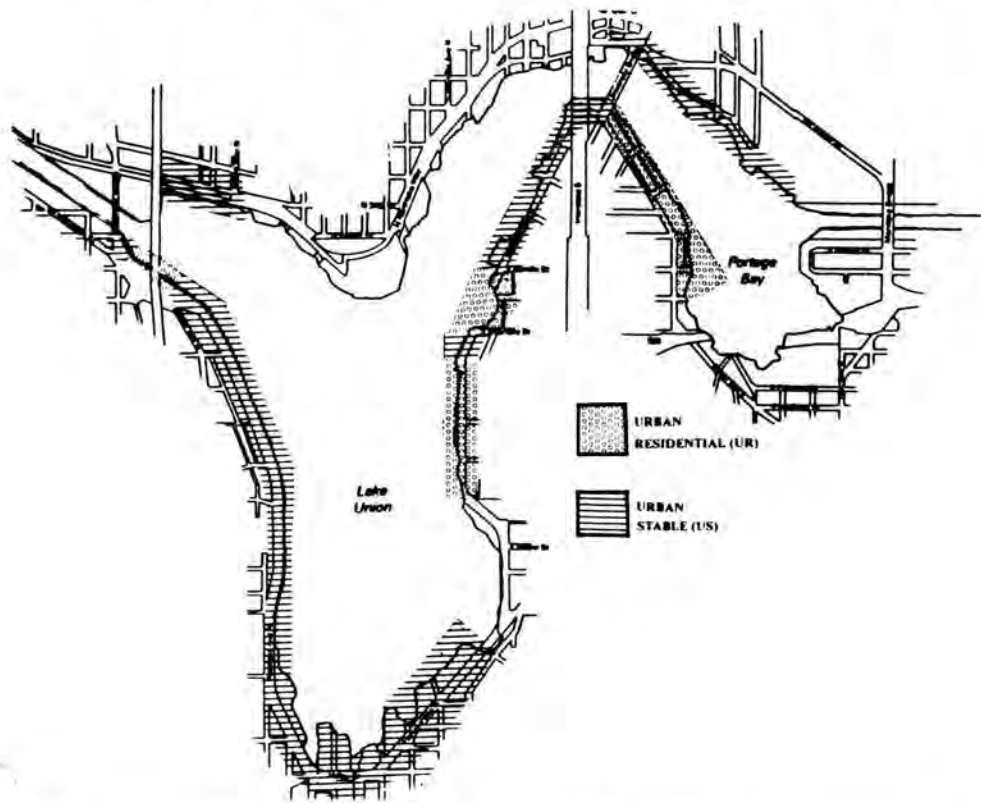
HOUSEBOAT NOTECARDS 10 for \$2.50

Charming notepaper; includes 2 scenes, one humorous, and one traditional — on buff bond paper with matching envelopes by Becker Design Associates.



ITEMS MAY BE PURCHASED
EVENINGS AND WEEKENDS AT:
FAIRVIEW (JIM KNIGHT) 329-7530
WESTLAKE (TOM HASLETT) 285-4341
PORTAGE BAY (LAREN AMBROSE) 322-7073

A Floating Homes Guide to Seattle's SHORELINES MASTER PROGRAM



This map shows the locations of Shorelines Environmental Designations which permit houseboats. They are permitted outright in UR and are a conditional use in US. A policy of the State Department of Natural Resources prohibits houseboats elsewhere in the state.

In November of 1987 the State Department of Ecology approved the new version of Seattle's Shorelines Master Program. After mid-December this new law will govern development along the shorelines of the city.

A substantial portion of the SMP is devoted to floating homes. This guide reprints most of the relevant sections. For a copy of the complete text, contact the Department of Construction and Land Use, Municipal Building, Seattle, 98109.

The ordinance is actually in two parts. A resolution stating policy and objectives was passed first, then the body of the law containing regulations was enacted.

A brief roadmap:

- Definition of Existing Floating Home — 23.60.196.4
- Existing Floating Homes Grandfathered — 23.60.196.A.2.b
- Safe Harbor — 23.60.196.D & 23.60.600.A.4
- 18 Foot Height Limit — 23.60.196.C.1.b
- Urban Residential Permitted Uses — 23.60.540.A
- Urban Stable Permitted Uses — 23.60.600.A.4
- Urban Stable Conditional Uses — 23.60.604.A.3

Text of the SMP

The policy resolution or "Implementation Guidelines" contains the following references to floating homes:

- Area Objectives for those areas of Seattle's Shorelines which are at Shorelines of Statewide Significance are as follows:
 - The Ship Canal
 - Maintain and encourage a diversity of uses around Lake Union and Portage Bay by designating different areas of the shoreline with different shoreline environments.
 - Retain the working character of Lake Union by reserving those areas of the Lake's shorelines which are suitable for water-dependent uses for the use of marine businesses. Prohibit new residential uses on industrial shorelines.
 - Preserve the existing floating home community.

The "Guidelines" also includes sections on the purposes of the Shorelines Environments:

URBAN RESIDENTIAL (UR) ENVIRONMENT

The purpose of the UR environment is to protect residential areas in a manner consistent with the Single Family and Multi-Family Residential Area Policies.

Uses
Residential uses are the preferred uses in the UR Environment. The type of residential development appropriate for the area shall be as designated by the underlying residential zone classification with modifications by the shoreline regulations to protect views and provide public access. New floating home moorages shall be permitted in UR environments in Portage Bay and Lake Union. Some relaxation of development standards shall be provided to facilitate establishment of "safe harbor" for evicted floating homes.

URBAN STABLE (US) ENVIRONMENT

The purpose of the US environment is to:

- A. Provide opportunities for substantial numbers of people to enjoy the shorelines by encouraging water-dependent recreational uses and by permitting nonwater-dependent commercial uses if they provide substantial public access and other public benefits;
- B. Preserve and enhance views of the water from adjacent streets and upland residential areas; and
- C. Support water-dependent uses by providing services such as marine-related retail and moorage.

Uses

Preferred uses are recreationally oriented, water-dependent commercial uses such as marinas, boat rentals, tour boat facilities and moorage of historic vessels open to the public. Nonwater-dependent commercial uses shall be permitted if providing public access and/or facilities for preferred uses. Marine retail sales and services shall be permitted outright. On waterfront lots on dry land new ground level residential uses shall be prohibited except in the Seaview Area. Residences above the ground level on the dry land portions of waterfront lots shall require conditional use approval. New floating home moorages shall be permitted as conditional uses in Lake Union and Portage Bay. On a limited basis floating home moorages shall be

permitted outright for evicted floating homes in order to provide "safe harbor." Some relaxation of development standards shall be provided to facilitate the establishment of moorage for evicted floating homes.

In the body of the SMP itself, a section of General provisions includes "Principal Permitted Uses."

23.60.196:

F. Floating structures, including vessels which do not have a means of self-propulsion and steering equipment and which are designed or used as a place of residence shall be regulated as floating homes pursuant to this Chapter. Locating other nonwater-dependent uses over water on floating structures, including vessels, which do not have a means of self-propulsion or steering equipment is prohibited unless specifically permitted on historic ships by other sections of this Chapter.

Development standards for floating homes and floating home moorages:

23.60.196 Floating Homes

A. General Standards

1. Floating home moorages shall comply with Chapter 58, Houseboats, of the Seattle Building Code Supplement adopted by Chapter 22.100, SMC, and the requirements of this Chapter.

2. Moorage Location

- a. Except as provided below, every floating home moorage shall be located on privately owned or privately controlled premises. No floating home shall be located in any waterway or fairway or in the public waters of any street or street end.
- b. Floating homes and floating home moorages which were located in the public waters or any street or street end on January 1, 1974 or on property later dedicated to the City for street purposes, and which have continuously remained in such locations, comply with all other provisions of this Chapter and are authorized by a use and occupancy permit approved by the Board of Public Works shall be permitted; provided that when any such floating home so located and permitted to use such public waters is moved from its existing site the public waters shall not be reoccupied.
- c. Floating homes and floating home moorages located in Portage Bay in a submerged street segment lying generally parallel to the shoreline that terminates on the north and on the south in a submerged street area when the same person owns or leases the property abutting on both sides thereof shall be permitted.
- d. Floating homes are permitted when located at an existing floating home moorage and located partially on private property and partially in submerged portions of Fairview Avenue East lying generally parallel to the shoreline, when the occupant of the floating home owns or leases the private portion of the moorage site and has obtained a long-term permit from City Council to occupy the abutting street area.

3. Views

Floating homes shall not be located or relocated in such a manner as to block the view corridor from the end of a dock or walkway. In the location and the design of remodeled floating homes, views of the water for moorage tenants and the public shall be preserved.

4. Existing Floating Homes

An existing floating home, for the purposes of this Section, shall be one assigned a King County Assessor's (ECA) number and established by that number as existing at an established moorage in Lake Union or Portage Bay as of the effective date of this Chapter.

5. Relocation

Two floating homes may exchange moorage sites, either within a moorage or between moorages, if:

- a. Both floating homes are the same height or the relocation will not result in a floating home, which is over eighteen feet in height and higher than the floating home being replaced, being located seaward of floating homes which are eighteen feet or less in height, provided that no floating home greater than eighteen feet in height shall be relocated to a non-conforming floating home moorage except to replace a floating home of equal or greater height;
- b. The minimum distance between adjacent floating home walls and between any floating home wall and any floating home site line will meet the requirements of the applicable moorage standards in subsections B or C below unless reduced for existing floating homes by the Director; and
- c. The requirement of Chapter 7.20 of the Seattle Municipal Code, Equity Ordinance, have been met.

6. Moorage Plan

Any proposal to replace, remodel, rebuild, or relocate a floating home, or expand a floating home moorage, shall be accompanied by an accurate, fully dimensioned moorage site plan, at a scale of not less than one inch equals twenty feet, unless such plan is already on file with the Department. When the proposal is to expand a moorage, the plan shall designate individual

moorage sites for the entire moorage.

B. Conforming Floating Home Moorages

1. New moorages or expanded portions of conforming floating home moorages shall meet the following standards:

- a. Floating homes shall not exceed twenty-one feet at the highest point measured from the surface of the water.
- b. New floating homes shall not cover in excess of one thousand two hundred square feet of water area, and existing floating homes shall not be expanded beyond one thousand two hundred square feet, inclusive of float, decks, roof overhang and accessory floats.
- c. Minimum site area for an individual floating home shall be two thousand square feet, except as provided in subsection D of this section.
- d. Total water coverage of all floating homes and all fixed or floating moorage walkways shall not exceed forty-five percent of the submerged portion of the moorage lot area.
- e. Setbacks

- (1) The minimum distance between adjacent floating home floats or walls shall be ten feet of open water.
- (2) The minimum distance between floating homes on opposite sides of a moorage walkway shall be ten feet, wall-to-wall.
- (3) The minimum distance between any floating home float or wall and any floating home moorage lot line shall be five feet except that there shall be no minimum distance required between a floating home float or wall and a moorage lot line when the lot line is adjacent to a public street right-of-way, a waterway or the fairway. A moorage walkway may abut upon the lot line.

- f. Each floating home shall have direct access to a moorage walkway of not less than five feet of unobstructed width leading to a street.
 - g. Each floating home in a floating home moorage shall abut upon open water at least twenty feet wide and open continuously to navigable waters.
 - h. The view corridor requirements of the applicable shoreline environment shall be met.
2. Floating home moorages meeting the above standards shall be considered to be conforming.
3. Remodeling, rebuilding or relocation of a floating home shall be permitted at a conforming moorage if the provisions of subsections A and B1 are met.

C. Nonconforming Floating Home Moorages

1. The remodeling, replacement, or rebuilding of a floating home at a moorage existing as of March 1, 1977, whether or not legally established at that time, when the moorage does not satisfy the lot coverage, open water, site area, setback, view corridor or location provisions for conforming floating home moorages shall be permitted subject to the following provisions:
 - a. The total float area of the floating home float shall not be increased.
 - b. The height of the remodeled floating home or of the remodeled portion of the floating home shall not be increased beyond eighteen feet from the water surface or the height shall not exceed eighteen feet from the water if the floating home is being replaced or rebuilt.
 - c. The minimum distance between adjacent floating home walls shall not be decreased to less than six feet if the floating home is being remodeled or shall not be less than six feet if the floating home is being rebuilt or replaced, except as provided in subsection D of this section.
 - d. The minimum distance between any floating home wall and any floating home site line shall not be decreased to less than three feet if the floating home is being remodeled or shall not be less than three feet if the floating home is being rebuilt or replaced.
 - e. No part of the floating home shall be further extended over water beyond the edge of the float if the floating home is being remodeled or shall not be extended over water beyond the edge of the float if the floating home is being rebuilt or replaced.
 - f. Any accessory float which was attached to a floating home as of March 1, 1977, may be maintained or replaced provided that the area of the accessory float shall not be increased. An accessory float may not be transferred from one floating home to another. New accessory floats are prohibited; and
 - g. The extent of nonconformity of the floating home moorage with respect to view corridors shall not be increased.

2. The expansion of a nonconforming moorage shall be permitted if the expanded portion of the moorage meets the following provisions:

- a. No floating home in the expanded portion of the moorage is over eighteen feet in height or the height of the floating home located immediately landward in the existing moorage, whichever is greater;
- b. New floating homes shall not cover an excess of one thousand two hundred square feet of water area, and existing floating homes shall not be expanded beyond one thousand two hundred square feet, inclusive of float, decks, roof overhang and accessory floats;
- c. Minimum site area for an individual floating home shall be two thousand square feet except as provided in subsection D of this Section;
- d. Total water coverage of all floating homes and all fixed or floating moorage walkways shall not exceed forty-five percent of the submerged portion of the moorage lot area;
- e. Setbacks
 - (1) The minimum distance between adjacent floating home floats or walls shall be ten feet of open water.
 - (2) The minimum distance between floating homes on opposite sides of a moorage walkway shall be ten feet, wall-to-wall.
 - (3) The minimum distance between any floating home float or wall and any floating home moorage lot line shall be five feet except that there shall be no minimum distance required between a floating home float or wall and a moorage lot line when the lot line is adjacent to a public street right-of-way, a waterway or the fairway. A moorage walkway may abut upon the lot line;
- f. Each floating home shall have direct access to a moorage walkway of not less than five feet of unobstructed width leading to a street.
- g. Each floating home in a floating home moorage shall abut upon open water at least twenty feet wide and open continuously to navigable waters; and
- h. The extent of nonconformity of the floating home moorage with respect to view corridors is not increased.

D. "Safe Harbor" Development Standard Exceptions
There shall be no parking requirements or minimum site area for the following:

1. In the Urban Residential environment, the addition of no more than two existing floating homes as defined in Section 23.600-196A.4 of this Chapter on each lot developed with a recreational marina, commercial moorage or floating home moorage on the effective date of this ordinance and established prior to April 1, 1987 when the floating homes are relocated from another lot after April 1, 1987; and
2. In the Urban Stable environment, no more than two floating homes at each lot as permitted by Section 23.600A.4 of this Chapter when relocated from another lot after April 1, 1987.

Both UR and US permit floating homes according to the following criteria.

23.60.540 Uses Permitted Outright on Waterfront Lots in the UR Environment

The following uses shall be permitted outright on waterfront lots in the Urban Residential Environment as either principal or accessory uses:

- A. The following residential uses:
 1. Floating home moorage in Lake Union or Portage Bay;
 2. Single family and multi-family residences; and
 3. Special residences;
- B. Streets;
- C. Bridges;
- D. Railroads;
- E. The following utilities:
 1. Utility lines; and
 2. utility service uses whose operations require a shoreline location; and
- F. Shoreline recreation uses.

23.60.600 Uses Permitted Outright on Waterfront Lots in the US Environment

The following uses shall be permitted outright on waterfront lots in the Urban Stable environment as either principal or accessory uses:

- A. The following residential uses:
 1. Residences on dry land when the underlying zoning is Residential Commercial (RC) and when the residential use is located above the ground floor of a structure containing nonresidential uses on the ground floor;

2. Existing residences on dry land provided there is no increase in the number of units;
3. Existing overwater single-family residences provided there is no additional water coverage; and
4. Floating home moorages or the expansion of floating home moorages, when:
 - a. Located in Lake Union or Portage Bay;
 - b. Occupied solely by no more than two existing floating homes as defined in Section 23.60.196A.4, under any of the following conditions:
 - (1) The floating homes have been evicted from other moorage pursuant to the provisions of subsections E, G or H of Section 7.20.040, Seattle Municipal Code; or
 - (2) The floating homes have been relocated from other moorage pursuant to a settlement agreement entered into prior to April 1, 1987 between a moorage owner and a tenant floating home owner arising out of a legal action for eviction;
 - c. No more than one such moorage or moorage expansion is permitted per lot established as of April 1, 1987; and
 - d. The moorage is added to a recreational marina, commercial moorage, or floating home moorage existing as of the effective date of this ordinance;

23.60.604 Conditional Uses on Waterfront Lots in the US Environment

The following uses may be authorized on waterfront lots in the US Environment by the Director, with the concurrence of the Department of Ecology, as either principal or accessory uses if the criteria for conditional uses in WAC 173-14-140 are satisfied:

A. Residential uses

3. Floating home moorages in Lake Union or Portage Bay when:
 - a. After considering the nature and condition of nearby structures and uses the Director determines that the immediate environs are not incompatible with residential use;
 - b. The residential use will not usurp land better suited to water-dependent, water-related or associated industrial or commercial uses;
 - c. The structural bulk of the floating home development will not adversely affect surrounding development; and
 - d. When the floating home development is buffered by distance, screening or an existing recreational marina from adjacent non-residential uses and vacant lots.

US also has a special limitation on development between the Outer and Inner Harbor Lines:

23.60.642 Development between the Pierhead Line and the Construction Limit Line in the US Environment in Lake Union and Portage Bay

Structures located between the Pierhead Line and the Construction Limit Line shall be limited to piers and floats without accessory buildings, drydocks and existing floating homes at existing floating home moorages.

The SMP ends with a glossary of terms. A few of the interesting ones:

Floating Home

A single family dwelling unit constructed on a float, which is moored, anchored or otherwise secured in waters.

Floating Home Moorage

A residential use consisting of a waterfront facility for the moorage of one or more floating homes and the land and water premises on which the facility is located.

Floating Home Site

That part of a floating home moorage located over water designated to accommodate one floating home.

Water-Dependent Use

A use which cannot exist in other than a waterfront location and is dependent on the water by reason of the intrinsic nature of its operations. The following uses, and similar uses, are included: Ferry and passenger terminals, marine construction and repair, aquaculture, cargo terminal for marine commerce or industry, boat launch facilities, marinas, floating home moorages, tour boats, cruise ships, tug and barge operations, shoreline recreation, moorage, yacht clubs, limnological or oceanographic research facilities.