

Table 1. Summary of current regulations for piers and floats accessory to residential development

Current Regulations for Piers & Docks Accessory to Residences	
General Approach	Seattle regulates residential pier size by establishing a maximum length and width of the central pier and allowing extensions of a maximum area dependent on the number of dwelling units on the properties involved.
Where Allowed	<p>No single family lot can have more than one pier or float.</p> <p>A single-owner pier or float may only be built on lots with width of not less than 45 ft. Shared piers may be built if the combined width of lots sharing the pier or float is not less than 60 ft.</p> <p>No pier shall be located within fifteen 15 feet of a side lot line unless the pier is shared with the owner of the adjacent lot. If a pier is already in existence on the adjacent lot and located less than five 5 feet from the common side lot line, the minimum distance may be reduced to not less than 5 feet.</p> <p>Extensions from the pier accessory to single-family, duplex and triplex residences may not be closer than 5 feet to a lot line.</p>
General Configuration	Piers and floats must be “generally” parallel to side lot lines and perpendicular to coastline. If either line is irregular, Director can decide the orientation that is appropriate.
Overall Size	Total size is not regulated except by length and width regulations. Maximum size for the largest pier allowed for a single family residence based on site conditions is 700 square feet.
Length	<p>No pier shall extend more than 100 feet except through a variance.</p> <p>Outside of Lake Union, no pier shall extend beyond the Harbor or Pierhead lines.</p> <p>In Lake Union, no pier shall extend beyond the Construction Limit Line. 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.</p> <p>Additionally, pier length can not go farther than the greatest of:</p> <ol style="list-style-type: none"> a) A line subtended by the ends of adjacent piers on both sides of the proposed pier, if both piers are within 200 yards of the proposed pier. b) A line subtended by the end of an adjacent pier within 200 yards of the proposed pier and any existing pier within 100 yards of the proposed pier on the opposite side. c) A point where the depth at the end of the pier is more than 8 feet below ordinary high water in fresh water or mean lower low water in tidal water.

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Height	Pier can not exceed 5 feet in height above OHW.
Extensions, Floats, Ells and Ramps	<p>In addition to the main pier, individual extensions are allowed as described below for the following properties:</p> <p><i>Single-family, duplex and triplex</i> One extension of no more than 100 sq ft per dwelling unit</p> <p><i>Multifamily residences of 4 or more units</i> One extension of no more than 100 sq. ft. per each 2 dwelling units.</p> <p><i>Shared Piers</i> One extension of no more than 150 sq. ft. per dwelling unit.</p>
Pier Grating	Grating may be required per general mitigation analysis. No prescriptive standards exist.
Mitigation	Mitigation is required per SMC 23.60.030 (B), 23.60.064 (E) and 23.60.152 (H) (I) and (J)
Other	Preference shall be given to shared piers or moorage facilities for residential development. Shared facilities may be located adjacent to or on both sides of a property line upon agreement of two (2) or more adjacent shoreline property owners. (23.60.204)